

COLUMBIA COUNTY

Property Appraiser

Parcel 07-6S-16-03789-004

Owners

KC ADVENTURES, INC
245 SW BRECKENRIDGE LN
FORT WHITE, FL 32038

Parcel Summary

Location	245 SW BRECKENRIDGE LN
Use Code	0100: SINGLE FAMILY
Tax District	3: COUNTY
Acreage	20.0000
Section	07
Township	6S
Range	16
Subdivision	DIST 3

Legal Description

W1/2 OF SW1/4 OF NE1/4 EX RD R/W FOR SW
BRECKENRIDGE LN.

481-411, WD 1493-144

Working Values

	2025
Total Building	\$312,082
Total Extra Features	\$88,686
Total Market Land	\$120,000
Total Ag Land	\$0



	2025
Total Market	\$520,768
Total Assessed	\$501,400
Total Exempt	\$0
Total Taxable	\$501,400
SOH Diff	\$19,368

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$273,242	\$151,582	\$131,053	\$110,523	\$101,101	\$93,202
Total Extra Features	\$49,351	\$9,119	\$9,119	\$9,119	\$9,119	\$9,119
Total Market Land	\$100,000	\$90,000	\$72,000	\$66,600	\$64,901	\$64,901
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$422,593	\$250,701	\$212,172	\$186,242	\$175,121	\$167,222
Total Assessed	\$422,593	\$189,991	\$178,860	\$168,562	\$160,462	\$152,197
Total Exempt	\$0	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Total Taxable	\$422,593	\$139,991	\$128,860	\$118,562	\$110,462	\$102,197
SOH Diff	\$0	\$60,710	\$33,312	\$17,680	\$14,659	\$15,025

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 1493/144	2023-06-07	U	35	WARRANTY DEED	Improved	\$900,000	Grantor: HAYES JUNE E Grantee: KC ADVENTURES, INC
WD 0481/0411	1981-12-01	Q		WARRANTY DEED	Improved	\$165,000	

Buildings

Building # 1, Section # 1, 101101, SFR

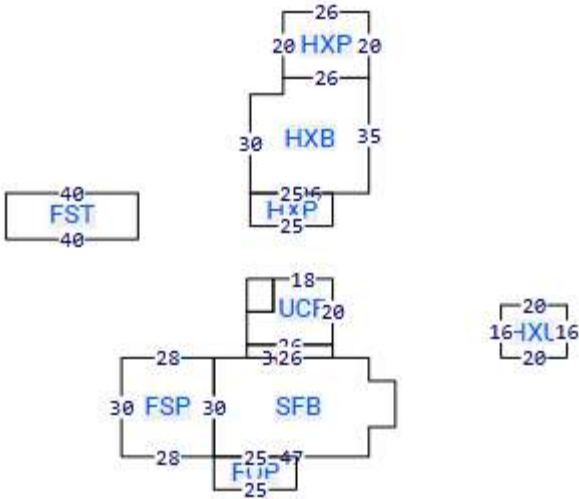
Type	Model	Heated Area	Gross Area	Repl Cost New	YrBlt	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	2732	6096	\$445,832	1977	2000	0.00%	30.00%	70.00%	\$312,082

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	05	AVERAGE
RS	Roof Structure	08	IRREGULAR
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	12	HARDWOOD
IF	Interior Flooring	03	CONC FINSH
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	2.00	
BTH	Bathrooms	2.00	
FR	Frame	01	NONE
STR	Stories	2.	2.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
FOP	250	30%	75
FSP	840	40%	336
FST	80	55%	44
FST	560	55%	308
HXB	1,210	100%	1,210
HXP	250	30%	75
HXP	520	30%	156
HXU	320	55%	176
SFB	1,522	80%	1,218
UCP	440	20%	88
UST	104	45%	47



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0190	FPLC PF			1.00	\$1,200.00	0	100%	\$1,200
0040	BARN,POLE	12	48	1.00	\$0.00	0	100%	\$691
0296	SHED METAL	16	24	1.00	\$0.00	0	100%	\$748
9915	RV SITE			13.00	\$3,000.00	0	100%	\$39,000

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0166	CONC,PAVMT	44	54	2376.00	\$0.53	1995	100%	\$1,247
0294	SHED WOOD/VINYL			1.00	\$35,000.00	2023	100%	\$35,000
0080	DECKING			1.00	\$800.00	2024	100%	\$800
9910	RV SITE/RES			5.00	\$2,000.00	2024	100%	\$10,000

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	A-1	.00	.00	1.00	\$6,000.00/AC	1.00	1.00	\$6,000
9900	AC NON-AG	A-1	.00	.00	14.00	\$6,000.00/AC	14.00	1.00	\$84,000
3600	RV PARKS/CAMPS	A-1	.00	.00	5.00	\$6,000.00/AC	5.00	1.00	\$30,000

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Jul 19, 2023	000047657	STORAGE	COMPLETED	Storage Building
Jul 3, 2023	000047560	ELECTRICAL	COMPLETED	Electrical Service

TRIM Notices

2024
2023
2022

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of July 28, 2025.