

Columbia County Property Appraiser

Jeff Hampton

Parcel: <> 28-6S-17-09796-000 (36119) >>

2025 Working Values

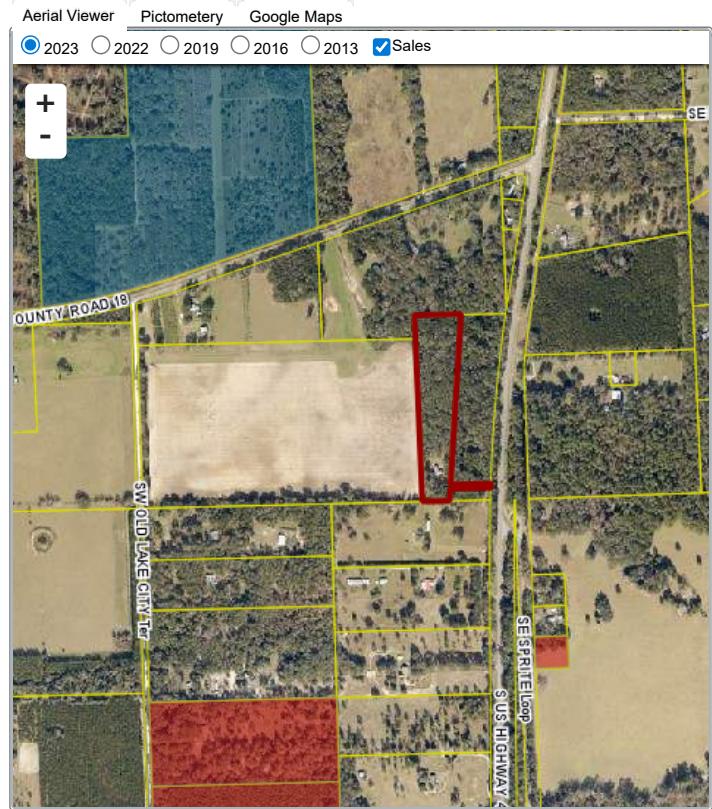
updated: 9/25/2025

Owner & Property Info		Result: 1 of 1
Owner	SIMONSEN PATRICIA L 18738 SOUTH US HWY 441 HIGH SPRINGS, FL 32643	
Site	18738 S US HIGHWAY 441, HIGH SPRINGS	
Description*	COMM SE COR, RUN W 476.39 FT FOR POB, CONT W 193.73 FT, N 2 DEG W 1324.94 FT, E 331.16 FT, S 3 DEG W 1329.05 FT TO POB. ALSO COMM SE COR, RUN W 221.62 FT TO W R/W US-441, NE'LY ALONG R/W 84.54 FT FOR POB, CONT NE'LY 30 FT, W 251.08 FT, S 30 FT, E 251.76 FT ... more>>	
Area	8.15 AC	S/T/R 28-6S-17
Use Code**	SINGLE FAMILY (0100)	Tax District 3
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.		
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office.		
Please contact your city or county Planning & Zoning office for specific zoning information.		

Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$73,350	Mkt Land	\$77,425
Ag Land	\$0	Ag Land	\$0
Building	\$187,742	Building	\$194,284
XFOB	\$3,952	XFOB	\$3,952
Just	\$265,044	Just	\$275,661
Class	\$0	Class	\$0
Appraised	\$265,044	Appraised	\$275,661
SOH/10% Cap	\$105,331	SOH/10% Cap	\$106,386
Assessed	\$159,713	Assessed	\$169,275
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$109,713 city:\$0 other:\$0 school:\$134,713	Total county:\$118,553 city:\$0 other:\$0 school:\$144,275	

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/8/2001	\$60,500	922 / 2740	WD	I	U	08
10/11/1994	\$40,000	797 / 1695	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1996	2304	2304	\$194,284

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0180	FPLC 1STRY	1996	\$2,000.00	1.00	0 x 0
0251	LEAN TO W/FLOOR	1996	\$432.00	288.00	12 x 24
0080	DECKING	2001	\$720.00	288.00	12 x 19
0060	CARPORT F	2013	\$500.00	1.00	0 x 0
0296	SHED METAL	2013	\$300.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	8.150 AC	1.0000/1.0000 1.0000/ /	\$9,500 /AC	\$77,425

Search Result: 1 of 1

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