

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 9/25/2025

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

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 Taxable	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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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

