Columbia County Property Appraiser

Jeff Hampton

Parcel: << 26-7S-16-04323-012 (22979) >>>

Owner & Property Info BARNETT GEORGE BARNETT MARY C PO BOX 2621 Owner HIGH SPRINGS, FL 32655 Site 331 SW NANTUCKETT PL, FORT WHITE LOT 12 FAIRVIEW ESTATES S/D. 495-258, 847-379, 863-626, WD 1045-2943, WD 1096-839, WD 1518-621, Description* Area 1.72 AC S/T/R 26-7S-16

Tax District 3 MOBILE HOME (0200) Use Code** *The <u>Description</u> above is not to be used as the Legal Description for this parcel in any legal transaction.
**The <u>Use Code</u> 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 & Zonigo office for specific zoning information.

Property & Assessment Values						
	2023 Certified Values	2024 Working Values				
Mkt Land	\$23,000	Mkt Land	\$28,750			
Ag Land	\$0	Ag Land	\$0			
Building	\$115,974	Building	\$124,259			
XFOB	\$8,500	XFOB	\$8,500			
Just	\$147,474	Just	\$161,509			
Class	\$0	Class	\$0			
Appraised	\$147,474	Appraised	\$161,509			
SOH Cap [?]	\$27,090	SOH Cap [?]	\$29,087			
Assessed	\$147,474	Assessed	\$161,509			
Exempt	\$0	Exempt	\$0			
Total Taxable	county:\$120,384 city:\$0 other:\$0 school:\$147,474		county:\$132,422 city:\$0 other:\$0 school:\$161,509			



▼ Sales History							
Sale Date Sale Price		Book/Page	Deed	V/I	Qualification (Codes)	RCode	
7/1/2024	\$137,000	1518 / 621	WD	I	Q	01	
9/13/2006	\$142,900	1096 / 839	WD	- 1	Q		
4/13/2005	\$23,500	1045 / 2943	WD	V	Q		
7/27/1998	\$9,000	863 / 626	WD	V	Q		

■ Building Characteristics							
l	Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value	
Sketch MANUF 1 (0201) 2005 2280 2280 \$124,259							
ı	*Bidg 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		
0190	FPLC PF	2005	\$1,200.00	1.00	0 x 0		
0296	SHED METAL	2010	\$300.00	1.00	0 x 0		
9945	Well/Sept		\$7,000.00	1.00	0 x 0		

▼ Land Breakdown							
Code	Desc	Units	Adjustments	Eff Rate	Land Value		
0200	MBL HM (MKT)	1.000 LT (1.720 AC)	1.0000/1.0000 1.0000/1.1500000 /	\$28,750 /LT	\$28,750		

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2024 Working Values

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