

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 10/9/2025

Parcel: << 18-7S-16-04236-135 (22480) >>

Owner & Property Info

Result: 5 of 9

Owner	ROSE BRIAN E BENEFIELD NAOMI J 250 SW CARMINE WAY FORT WHITE, FL 32038		
Site	250 SW CARMINE WAY, FORT WHITE		
Description*	LOT 60 CEDAR SPRING SHORES RE-PLAT. 432-338, DC 780-1753, 820-1655, CT 1358-570, WD 1377-52, DC 1398-1973, WD 1409-774, WD 1477-1309,		
Area	1.52 AC	S/T/R	18-7S-16
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.

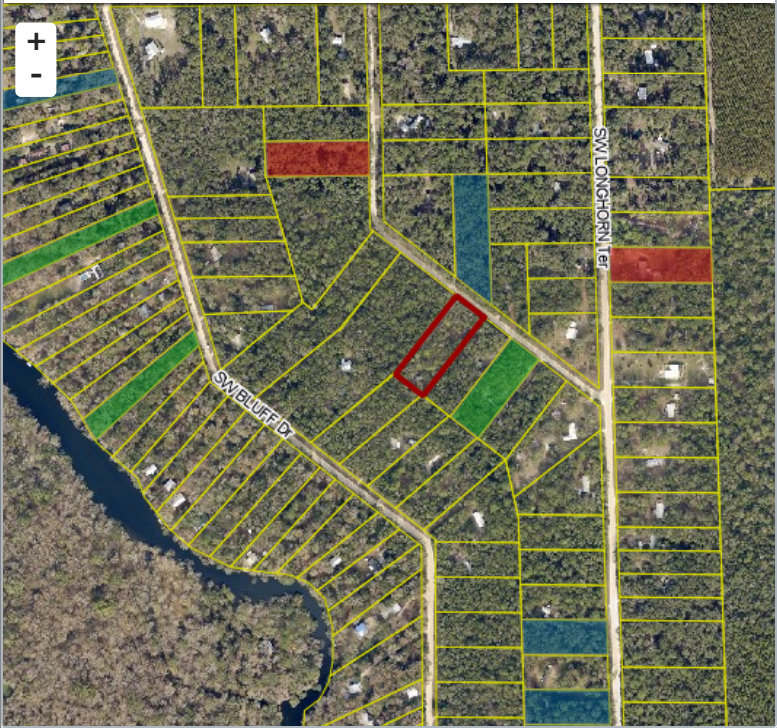
Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$25,000	Mkt Land	\$25,000
Ag Land	\$0	Ag Land	\$0
Building	\$132,182	Building	\$130,320
XFOB	\$3,200	XFOB	\$3,200
Just	\$160,382	Just	\$158,520
Class	\$0	Class	\$0
Appraised	\$160,382	Appraised	\$158,520
SOH/10% Cap	\$7,027	SOH/10% Cap	\$564
Assessed	\$153,355	Assessed	\$157,956
Exempt	HX HB \$50,722	Exempt	HX HB \$50,722
Total Taxable	county:\$102,633 city:\$0 other:\$0 school:\$128,355	Total Taxable	county:\$107,234 city:\$0 other:\$0 school:\$132,956

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.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
10/7/2022	\$165,000	1477 / 1309	WD	I	Q	01
3/25/2020	\$120,000	1409 / 774	WD	I	Q	01
1/9/2019	\$52,900	1377 / 052	WD	I	U	12
3/14/2018	\$100	1358 / 570	CT	I	U	18
4/17/1996	\$39,500	820 / 1655	WD	I	Q	
7/1/1977	\$3,900	384 / 607	03	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1979	1075	1303	\$130,320

*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
0190	FPLC PF	0	\$1,200.00	1.00	0 x 0
0120	CLFENCE 4	2009	\$800.00	1.00	0 x 0
0070	CARPORT UF	2009	\$900.00	1.00	0 x 0
0166	CONC,PAVMT	2009	\$300.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (1.520 AC)	1.0000/1.0000 1.0000/ /	\$25,000 /LT	\$25,000

Search Result: 5 of 9

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