

**Columbia County Property Appraiser**

Jeff Hampton

**2026 Working Values**

updated: 12/18/2025

- Retrieve Tax Record Tax Estimator 2025 TRIM (pdf) Property Card Parcel List Generator Show on GIS Map Print

Parcel: << 25-7S-16-04321-010 (22898) >>

**Owner & Property Info**

Result: 1 of 3 >>

Owner	<b>FOLINO ERNEST G</b> <b>FOLINO BARBARA E</b> 1818 SW COUNTY ROAD 138 FORT WHITE, FL 32038-2640		
Site	1818 SW COUNTY ROAD 138, FORT WHITE		
Description*	W1/2 OF W1/2 OF SE1/4 OF NW1/4 EX RD R/W. (AKA LOT 20 RUM ISLAND RANCHES S/D UNREC). 447-434,		
Area	10 AC	S/T/R	25-7S-16
Use Code**	MOBILE HOME (0200)	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	\$90,000	Mkt Land	\$95,000
Ag Land	\$0	Ag Land	\$0
Building	\$31,818	Building	\$39,673
XFOB	\$10,211	XFOB	\$10,211
Just	\$132,029	Just	\$144,884
Class	\$0	Class	\$0
Appraised	\$132,029	Appraised	\$144,884
SOH/10% Cap	\$58,396	SOH/10% Cap	\$66,843
Assessed	\$73,633	Assessed	\$78,041
Exempt	HX HB \$48,633	Exempt	HX HB \$50,722
Total Taxable	county:\$25,000 city:\$0 other:\$0 school:\$48,633	Total Taxable	county:\$27,319 city:\$0 other:\$0 school:\$53,041

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**

Show Similar Sales within 1/2 mile Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
NONE						

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HME (0800)	1994	1388	1820	\$39,673

\*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
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