

# Columbia County Property Appraiser

Jeff Hampton

**2025 Working Values**

updated: 8/7/2025

Retrieve Tax Record

Tax Estimator

2024 TRIM (pdf)

Property Card

Parcel List Generator

[Show on GIS Map](#)

Print

Parcel: << **03-6S-16-03767-101 (19138)** >>

## Owner & Property Info

Result: 1 of 1

|              |                                                                               |              |          |
|--------------|-------------------------------------------------------------------------------|--------------|----------|
| Owner        | SMITH RYAN M<br>VISCONTI FRANCES A<br>15531 NE 13TH PL<br>WILLISTON, FL 32696 |              |          |
| Site         |                                                                               |              |          |
| Description* | LOT 1 SEDGEFIELD S/D PHASE 1. 996-1684, WD 1051-2016, WD 1468-740,            |              |          |
| Area         | 5.02 AC                                                                       | S/T/R        | 03-6S-16 |
| Use Code**   | MOBILE HOME (0200)                                                            | Tax District | 3        |

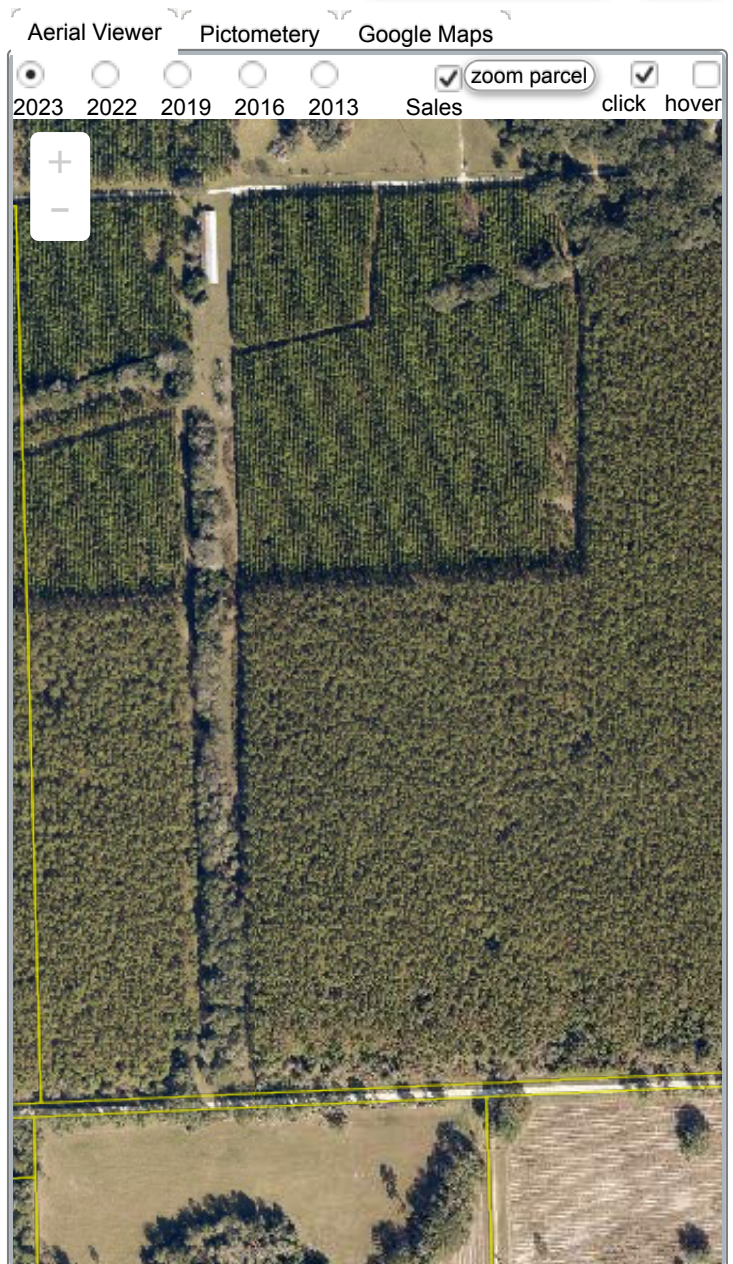
\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*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

| 2024 Certified Values |                                                               | 2025 Working Values |                                                               |
|-----------------------|---------------------------------------------------------------|---------------------|---------------------------------------------------------------|
| Mkt Land              | \$50,000                                                      | Mkt Land            | \$55,000                                                      |
| Ag Land               | \$0                                                           | Ag Land             | \$0                                                           |
| Building              | \$159,497                                                     | Building            | \$171,632                                                     |
| XFOB                  | \$7,000                                                       | XFOB                | \$7,000                                                       |
| Just                  | \$216,497                                                     | Just                | \$233,632                                                     |
| Class                 | \$0                                                           | Class               | \$0                                                           |
| Appraised             | \$216,497                                                     | Appraised           | \$233,632                                                     |
| SOH/10% Cap           | \$2,480                                                       | SOH/10% Cap         | \$0                                                           |
| Assessed              | \$216,497                                                     | Assessed            | \$233,632                                                     |
| Exempt                | \$0                                                           | Exempt              | \$0                                                           |
| Total Taxable         | county:\$214,017<br>city:\$0<br>other:\$0<br>school:\$216,497 | Total Taxable       | county:\$233,632<br>city:\$0<br>other:\$0<br>school:\$233,632 |

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 |
|-----------|------------|-------------|------|-----|-----------------------|-------|
| 5/31/2022 | \$63,500   | 1468 / 740  | WD   | V   | Q                     | 01    |
| 7/5/2005  | \$55,000   | 1051 / 2016 | WD   | V   | Q                     |       |
| 10/1/2003 | \$29,000   | 996 / 1684  | WD   | V   | Q                     |       |

## ▼ Building Characteristics

| Bldg Sketch | Description* | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|--------------|----------|---------|-----------|------------|
|-------------|--------------|----------|---------|-----------|------------|

[Sketch](#)

MANUF 2 (0202)

2023

1512

1512

\$171,632

\*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 |
|------|-----------|----------|------------|-------|------|
| 9945 | Well/Sept | 2022     | \$7,000.00 | 1.00  | x    |

### ▼ Land Breakdown

| Code | Desc         | Units               | Adjustments             | Eff Rate     | Land Value |
|------|--------------|---------------------|-------------------------|--------------|------------|
| 0200 | MBL HM (MKT) | 1.000 LT (5.020 AC) | 1.0000/1.0000 1.0000/ / | \$55,000 /LT | \$55,000   |

Search Result: 1 of 1

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by: [GrizzlyLogic.com](https://grizzlylogic.com)

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