

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values  
updated: 11/28/2024

Parcel: << 08-6S-17-09626-117 (35454) >>

Owner & Property Info

Result: 1 of 3

Owner	COLLAZO CAROLYN LEILANI COLLAZO JOSEPH DAMIEN CHING PO BOX 84 FORT WHITE, FL 32038		
Site	195 SW TREE CT, FORT WHITE		
Description*	LOT 17 TUSTENUGEE HILLS S/D. 699-31, 740-666, 762-709, 762-2111, WD 1080-395,		
Area	4.92 AC	S/T/R	08-6S-17
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	\$46,740	Mkt Land	\$46,740
Ag Land	\$0	Ag Land	\$0
Building	\$161,230	Building	\$161,230
XFOB	\$10,516	XFOB	\$10,516
Just	\$218,486	Just	\$218,486
Class	\$0	Class	\$0
Appraised	\$218,486	Appraised	\$218,486
SOH/10% Cap	\$112,094	SOH/10% Cap	\$108,902
Assessed	\$106,392	Assessed	\$109,584
Exempt	HX HB VX \$55,000	Exempt	HX HB VX \$55,000
Total Taxable	county:\$51,392 city:\$0 other:\$0 school:\$76,392	Total Taxable	county:\$54,584 city:\$0 other:\$0 school:\$79,584

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
4/6/2006	\$31,500	1080 / 395	WD	V	U	08
5/26/1992	\$15,272	762 / 709	WD	V	Q	04
5/13/1989	\$13,995	699 / 031	AG	V	U	13

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
<a href="#">Sketch</a>	MANUF 1 (0201)	2000	2686	3376	\$161,230

\*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
0294	SHED WOOD/VINYL	2006	\$2,016.00	288.00	12 x 24
0190	FPLC PF	2006	\$1,200.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	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
0200	MBL HM (MKT)	4.920 AC	1.0000/1.0000 1.0000/.9500000 /	\$9,500 /AC	\$46,740

Search Result: 1 of 3

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

