

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 9/26/2024

Parcel: << 18-6S-17-09696-123 (35755) >>

Owner & Property Info

Result: 3 of 11

Owner	GARDNER ED GARDNER CARMEN SANCHEZ 232 SW POINSETTA CT FT WHITE, FL 32038		
Site	232 SW POINSETTA CT, FORT WHITE		
Description*	LOT 23 TUSTENUGGEE PLANTATIONS UNIT 1 UNREC: COMM NE COR, RUN W 1300.56 FT, S 1986.45 FT FOR POB, CONT S 662.15 FT, W 657.94 FT, N 662.15 FT, E 657.94 FT FOR POB. ORB 964-510, JTWRS 984-751, WD 1071-197(JTWRS).		
Area	10 AC	S/T/R	18-6S-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 and Zoning office for specific zoning information.

Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$90,000	Mkt Land	\$90,000
Ag Land	\$0	Ag Land	\$0
Building	\$124,259	Building	\$124,259
XFOB	\$9,800	XFOB	\$9,800
Just	\$224,059	Just	\$224,059
Class	\$0	Class	\$0
Appraised	\$224,059	Appraised	\$224,059
SOH/10% Cap	\$108,594	SOH/10% Cap	\$105,130
Assessed	\$115,465	Assessed	\$118,929
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$65,465 city:\$0 other:\$0 school:\$90,465	Total Taxable	county:\$68,929 city:\$0 other:\$0 school:\$93,929

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
1/12/2006	\$168,000	1071 / 197	WD	I	Q	
5/7/2003	\$14,400	984 / 751	WD	V	Q	06
10/1/2002	\$29,000	964 / 510	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0201)	2003	2280	2280	\$124,259

*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	2003	\$1,200.00	1.00	0 x 0
0081	DECKING WITH RAILS	2013	\$1,200.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2013	\$400.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	10.000 AC	1.0000/1.0000 1.0000/ /	\$9,000 /AC	\$90,000

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

