

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values
updated: 7/25/2024

Parcel: << 24-7S-16-04312-006 (22806) >>

Owner & Property Info

Result: 4 of 5

Owner	NOVAK CHRIS E NOVAK DENISE M 712 SW SPIRIT AVE FORT WHITE, FL 32038		
Site	712 SW SPIRIT AVE, FORT WHITE		
Description*	S1/2 OF N1/2 OF NE1/4 OF NW 1/4 EX RD R/W 1033-2510,		
Area	10.01 AC	S/T/R	24-7S-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

2023 Certified Values		2024 Working Values	
Mkt Land	\$75,075	Mkt Land	\$90,090
Ag Land	\$0	Ag Land	\$0
Building	\$113,838	Building	\$128,623
XFOB	\$11,600	XFOB	\$11,600
Just	\$200,513	Just	\$230,313
Class	\$0	Class	\$0
Appraised	\$200,513	Appraised	\$230,313
SOH Cap [?]	\$94,918	SOH Cap [?]	\$121,550
Assessed	\$105,595	Assessed	\$108,763
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$55,595 city:\$0 other:\$0 school:\$80,595	Total Taxable	county:\$58,763 city:\$0 other:\$0 school:\$83,763

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
12/14/2004	\$40,000	1033 / 2510	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0201)	1999	2280	2280	\$128,623
*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
0296	SHED METAL	2010	\$2,800.00	1.00	0 x 0
0190	FPLC PF	2010	\$1,200.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2015	\$100.00	1.00	0 x 0
0140	CLFENCE 6	2017	\$500.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	10.010 AC	1.0000/1.0000 1.0000/ /	\$9,000 /AC	\$90,090

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