

# Columbia County Property Appraiser

Jeff Hampton

**2026 Working Values**

updated: 1/15/2026

Parcel: << **21-2S-16-01687-003 (5369)** >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013  Sales



## Owner & Property Info

Result: 1 of 1

Owner	<b>CARROLL RICHARD CARROLL CATHERINE</b> 9098 NW US HIGHWAY 41 WHITE SPRINGS, FL 32096		
Site			
Description*	COMM NW COR OF SE1/4 OF NE1/4, RUN S 472.61 FT, RUN E 454.81 FT FOR POB, RUN E 210 FT, N 217.11 FT, E 307.75 FT, S 19 DG E 295.13 FT, N 70 DG E 295.23 FT TO W R/W US-41, S 19 DG E ALONG R/W 346.11 FT, W 116.15 FT TO E LINE OF SEC, CONT W 893.47 FT, N 275 F ...more>>>		
Area	7.86 AC	S/T/R	21-2S-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	\$40,872	Mkt Land	\$51,090
Ag Land	\$0	Ag Land	\$0
Building	\$154,426	Building	\$153,333
XFOB	\$11,540	XFOB	\$11,540
Just	\$206,838	Just	\$215,963
Class	\$0	Class	\$0
Appraised	\$206,838	Appraised	\$215,963
SOH/10% Cap	\$60,109	SOH/10% Cap	\$60,449
Assessed	\$146,729	Assessed	\$155,514
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$96,729 city:\$0 other:\$0 school:\$121,729	Total Taxable	county:\$104,792 city:\$0 other:\$0 school:\$130,514

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
2/7/2019	\$150,000	<a href="#">1378 / 2185</a>	WD	I	Q	01
8/6/2007	\$100	<a href="#">1127 / 1056</a>	QC	I	U	
2/28/2003	\$65,000	<a href="#">978 / 2282</a>	WD	I	Q	
8/9/1995	\$23,100	<a href="#">809 / 444</a>	WD	I	U	33

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
<a href="#">Sketch</a>	MANUF 1 (0201)	2011	1924	2444	\$153,333

\*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 Bit	Value	Units	Dims
0294	SHED WOOD/VINYL	1993	\$1,500.00	1.00	24 x 26
0070	CARPORT UF	2010	\$1,440.00	960.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0070	CARPORT UF	2022	\$800.00	1.00	x
0296	SHED METAL	2022	\$800.00	1.00	x

▼ **Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	7.860 AC	1.0000/1.0000 1.0000/ /	\$6,500 /AC	\$51,090

Search Result: 1 of 1

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