

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 5/19/2022

Parcel: << **34-6S-16-04065-005 (21145)** >>

Owner & Property Info

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Owner	BOEHNLEIN JOSEPH 312 SW TRAVER CT FORT WHITE, FL 32038		
Site	312 SW TRAVER Ct, FORT WHITE		
Description*	COMM NW COR OF NE1/4 OF NE1/4 SEC 3-7S-16, RUN N 52 FT FOR POB, CONT N 118 FT, W 202.32 FT, N 664.82 FT, E 309.54 FT, S 782.82 FT, W 107.22 FT TO POB. 1080-1264, WD 1105-2574, WD 1302- 2685, QC 1463-2340, QC 1464-999,		
Area	5 AC	S/T/R	34-6S-16E
Use Code**	SINGLE FAMILY (0100)	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

2021 Certified Values		2022 Working Values	
Mkt Land	\$30,000	Mkt Land	\$32,500
Ag Land	\$0	Ag Land	\$0
Building	\$202,468	Building	\$213,110
XFOB	\$23,502	XFOB	\$34,216
Just	\$255,970	Just	\$279,826
Class	\$0	Class	\$0
Appraised	\$255,970	Appraised	\$279,826
SOH Cap [?]	\$48,446	SOH Cap [?]	\$58,813
Assessed	\$207,524	Assessed	\$246,788
Exempt	HX HB \$50,000	Exempt	HA HAB \$50,000
Total Taxable	county:\$157,524 city:\$0 other:\$0 school:\$182,524	Total Taxable	county:\$171,013 city:\$0 other:\$0 school:\$221,788



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/8/2022	\$100	1464/0999	QC	I	U	11
4/8/2022	\$100	1463/2340	QC	I	P	98
10/19/2015	\$242,500	1302/2685	WD	I	Q	01
12/18/2006	\$220,000	1105/2574	WD	I	U	06
4/7/2006	\$70,000	1080/1264	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2006	2126	3448	\$213,110

*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 (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	2006	\$768.00	256.00	0 x 0
0080	DECKING	2010	\$1,800.00	1.00	0 x 0

0296	SHED METAL	2010	\$800.00	1.00	0 x 0
0280	POOL R/CON	2013	\$24,192.00	480.00	16 x 30
0282	POOL ENCL	2013	\$6,156.00	900.00	25 x 36
0166	CONC,PAVMT	2015	\$400.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2015	\$100.00	1.00	0 x 0

▼ **Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	5.000 AC	1.0000/1.0000 1.0000/ /	\$6,500 /AC	\$32,500

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