

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 4/9/2026

Parcel: << 30-7S-17-10058-619 (37770) >>

Owner & Property Info

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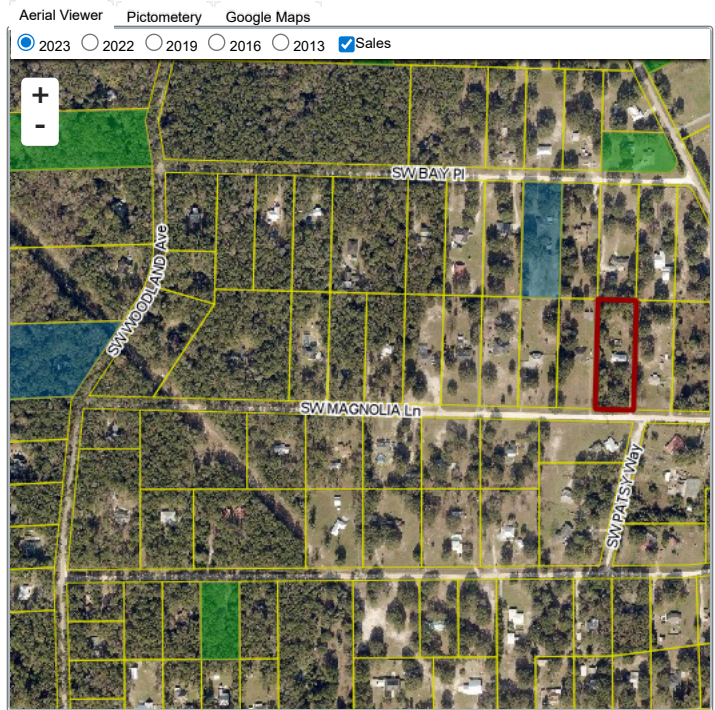
Owner	JOHNSON KEVIN W JOHNSON TONYA M P O BOX 2968 HIGH SPRINGS, FL 32655		
Site	277 SW MAGNOLIA LN, FORT WHITE		
Description*	LOT 29 SANTA FE RIVER PLANTATIONS REPLAT OF LOT 46. ORB 813-255, 857-644,		
Area	2.12 AC	S/T/R	30-7S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	3

*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

2025 Certified Values		2026 Working Values	
Mkt Land	\$48,760	Mkt Land	\$48,760
Ag Land	\$0	Ag Land	\$0
Building	\$158,791	Building	\$159,439
XFOB	\$1,100	XFOB	\$1,100
Just	\$208,651	Just	\$209,299
Class	\$0	Class	\$0
Appraised	\$208,651	Appraised	\$209,299
SOH/10% Cap	\$107,878	SOH/10% Cap	\$105,805
Assessed	\$100,773	Assessed	\$103,494
Exempt	HX HB	Exempt	HX HB
Total	county:\$50,051 city:\$0	Total	county:\$52,083 city:\$0
Taxable	other:\$0 school:\$75,773	Taxable	other:\$0 school:\$78,494

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
4/17/1998	\$14,000	857 / 644	WD	V	Q	
11/1/1995	\$20,500	813 / 255	WD	V	U	35

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1998	1242	1972	\$159,439

*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	1998	\$400.00	80.00	8 x 10
0169	FENCE/WOOD	1998	\$700.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	2.120 AC	1.0000/1.0000 1.0000/ /	\$23,000 /AC	\$48,760

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