

# Columbia County Property Appraiser

Jeff Hampton

**2026 Working Values**

updated: 10/23/2025

Retrieve Tax Record

Tax Estimator

2025 TRIM (pdf)

Property Card

Parcel List Generator

Show on GIS Map

Print

Parcel: << **02-6S-15-00504-112 (2546)** >>

## Owner & Property Info

<< Result: 55 of 89 >>

|              |   |              |          |
|--------------|---|--------------|----------|
| Owner        | <b>MCCARTY DAVID</b><br><b>MCCARTY KATHLEEN</b><br>225 SW MARYANN GLN<br>FT WHITE, FL 32038   |              |          |
| Site         | 225 SW MARYANN GLN, FORT WHITE  |              |          |
| Description* | LOT 12 SOUTHLAND TRAILS UNR: COMM AT NE COR OF W1/2 OF SEC, RUN S 2655.43 FT, W 1988.86 FT FOR POB, S 663.39 FT, W 662.87 FT, N 663.40 FT, E 662.15 FT TO POB. 1047-1135, WD 1271-1617, |              |          |
| Area         | 10.09 AC  | S/T/R        | 02-6S-15 |
| 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              | \$90,810  | Mkt Land            | \$95,855  |
| Ag Land               | \$0   | Ag Land             | \$0   |
| Building              | \$302,114   | Building            | \$315,176   |
| XFOB                  | \$55,346  | XFOB                | \$52,594  |
| Just                  | \$448,270   | Just                | \$463,625   |
| Class                 | \$0   | Class               | \$0   |
| Appraised             | \$448,270   | Appraised           | \$463,625   |
| SOH/10% Cap           | \$179,755   | SOH/10% Cap         | \$179,034   |
| Assessed              | \$268,515   | Assessed            | \$284,591   |
| Exempt                | HX HB \$50,000  | Exempt              | HX HB \$50,722  |
| Total Taxable         | county:\$218,515<br>city:\$0<br>other:\$0<br>school:\$243,515 | Total Taxable       | county:\$233,869<br>city:\$0<br>other:\$0<br>school:\$259,591 |

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

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

| Sale Date | Sale Price | Book/Page   | Deed | V/I | Qualification (Codes) | RCode |
|-----------|------------|-------------|------|-----|-----------------------|-------|
| 3/21/2014 | \$45,000   | 1271 / 1617 | WD   | V   | Q                     | 03    |
| 5/20/2005 | \$45,000   | 1047 / 1135 | WD   | V   | U                     | 08    |

## Building Characteristics

| Bldg Sketch            | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|------------------------|-------------------|----------|---------|-----------|------------|
| <a href="#">Sketch</a> | SINGLE FAM (0100) | 2014     | 2120    | 3313      | \$315,176  |

\*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 | 2013     | \$500.00    | 1.00    | 0 x 0   |
| 0031 | BARN,MT AE | 2014     | \$14,400.00 | 1600.00 | 40 x 40 |
| 0166 | CONC,PAVMT | 2014     | \$3,500.00  | 1750.00 | 0 x 0   |
| 0280 | POOL R/CON | 2015     | \$28,314.00 | 512.00  | 16 x 32 |
| 0282 | POOL ENCL  | 2015     | \$5,880.00  | 800.00  | 20 x 40 |

▼ **Land Breakdown**

| Code | Desc          | Units    | Adjustments             | Eff Rate    | Land Value |
|------|---------------|----------|-------------------------|-------------|------------|
| 0000 | VAC RES (MKT) | 9.090 AC | 1.0000/1.0000 1.0000/ / | \$9,500 /AC | \$86,355   |
| 0100 | SFR (MKT)     | 1.000 AC | 1.0000/1.0000 1.0000/ / | \$9,500 /AC | \$9,500    |

<< Prev
Search Result: 55 of 89
Next >>

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083 [GrizzlyLogic](#)

The information presented on this website was derived from data which was compiled by the **Columbia County Property Appraiser** solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 10/23/2025 and may not reflect the data currently on file at our office.