

**Columbia County Property Appraiser**

Jeff Hampton

**2026 Working Values**

updated: 4/23/2026

Parcel: << **30-7S-17-10058-612 (37763)** >>

**Owner & Property Info**

Result: 1 of 1

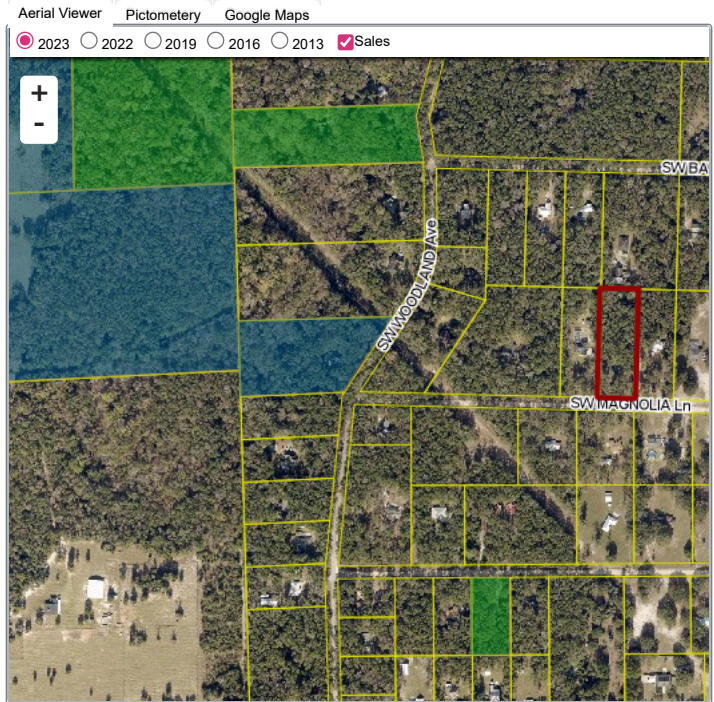
Owner	<b>ROSE STEPHANIE ANNE</b> 519 SW MAGNOLIA LN FORT WHITE, FL 32038-2127		
Site	519 SW MAGNOLIA LN, FORT WHITE		
Description*	LOT 22 SANTA FE RIVER PLANTATIONS REPLAT OF LOT 46. 411-211, 826-354, WD 1151-806, DC 1425-986,		
Area	2.12 AC	S/T/R	30-7S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	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	\$124,034	Building	\$126,250
XFOB	\$500	XFOB	\$500
Just	\$173,294	Just	\$175,510
Class	\$0	Class	\$0
Appraised	\$173,294	Appraised	\$175,510
SOH/10% Cap	\$81,266	SOH/10% Cap	\$80,997
Assessed	\$92,028	Assessed	\$94,513
Exempt	HX HB \$50,722	Exempt	HX HB \$51,411
Total Taxable	county:\$41,306 city:\$0 other:\$0 school:\$67,028	Total Taxable	county:\$43,102 city:\$0 other:\$0 school:\$69,513

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
5/27/2008	\$100	1151 / 806	WD	I	Q	01
7/31/1996	\$12,800	826 / 354	WD	V	Q	

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1996	1363	1675	\$126,250

\*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

**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

Search Result: 1 of 1

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