

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values
updated: 9/3/2026

Parcel: << 18-7S-17-10013-027 (37374) >>

Owner & Property Info

Result: 1 of 1

Owner	LUCAS DAWN E 304 SW QUAIL PL FORT WHITE, FL 32038		
Site	304 SW QUAIL PL, FORT WHITE		
Description*	LOT 27 COLUMBIA ACRES S/D. ORB 438-399, 441-621, 674-784, WD 1220-2653, ORDER 1309-984		
Area	9.96 AC	S/T/R	18-7S-17
Use Code**	IMPROVED AG (5000)	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	\$15,000	Mkt Land	\$15,000
Ag Land	\$3,410	Ag Land	\$3,410
Building	\$440,000	Building	\$433,433
XFOB	\$5,332	XFOB	\$5,332
Just	\$520,332	Just	\$513,765
Class	\$463,742	Class	\$457,175
Appraised	\$463,742	Appraised	\$457,175
SOH/10% Cap	\$153,103	SOH/10% Cap	\$138,241
Assessed	\$310,639	Assessed	\$318,934
Exempt	HX HB WX	Exempt	HX HB WX
Total Taxable	county:\$254,917 city:\$0 other:\$0 school:\$280,639	Total Taxable	county:\$262,523 city:\$0 other:\$0 school:\$288,934

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)	Open	RCode
2/9/2016	\$100	1309 / 984	PB	I	U		18
8/30/2011	\$100	1220 / 2653	WD	I	U		11

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1991	4114	6254	\$433,433

*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
0190	FPLC PF	0	\$1,200.00	1.00	0 x 0
0166	CONC.PAVMT	0	\$2,632.00	1880.00	0 x 0
0070	CARPORT UF	2017	\$600.00	1.00	0 x 0
0070	CARPORT UF	2017	\$600.00	1.00	0 x 0
0296	SHED METAL	2017	\$300.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	0.200 LT (1.000 AC)	1.0000/1.0000 1.0000/1.0000000 /	\$75,000 /LT	\$15,000
5500	TIMBER 2 (AG)	5.460 AC	1.0000/1.0000 1.0000/ /	\$445 /AC	\$2,430
6200	PASTURE 3 (AG)	3.500 AC	1.0000/1.0000 1.0000/ /	\$280 /AC	\$980
9910	MKT.VAL.AG (MKT)	0.800 LT (8.960 AC)	1.0000/1.0000 1.0000/1.0000000 /	\$75,000 /LT	\$60,000

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GrizzlyLogic

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

