

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 9/5/2024

Parcel: 08-7S-17-09952-007 (45359)

Owner & Property Info

Owner	HAGAN SCOTT L HAGAN MICHELLE 1780 SW BETHLEHEM AV FORT WHITE, FL 32038
Site	1780 SW BETHLEHEM AVE, FORT WHITE
Description*	COMM SE COR OF SW1/4, W 36 FT TO W R/W OF SW BETHLEHEM AVE, N ALONG R/W 842.97 FT FOR POB, N 362 FT, N 363.25 FT, W 589.05 FT, S 725.16 FT, E 606.05 FT TO POB, 984-2847, DC 1148-1489, FB 1200-1681-1696, DC 1200-1684, PR 1227-2467, QC 1308-1670, WD 1311-96 ...more>>>
Area	10 AC
Use Code**	IMPROVED AG (5000)
S/T/R	08-7S-17
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

2023 Certified Values		2024 Working Values	
Mkt Land	\$0	Mkt Land	\$10,000
Ag Land	\$2,750	Ag Land	\$2,475
Building	\$0	Building	\$307,486
XFOB	\$38,000	XFOB	\$39,200
Just	\$123,000	Just	\$446,686
Class	\$40,750	Class	\$359,161
Appraised	\$40,750	Appraised	\$359,161
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$40,750	Assessed	\$189,485
Exempt	\$0	Exempt	\$50,000
Total	county:\$40,750 city:\$0	Total	county:\$139,485 city:\$0
Taxable	other:\$0 school:\$40,750	Taxable	other:\$0 school:\$164,485

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)	RCCode
5/27/2022	\$100,000	1467 / 2567	WD	V	U	11

Building Characteristics

Bldg Sketch	Description*	Year Bilt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2023	2052	3137	\$307,486

*Bldg Desc determinations are used by the Property Appraiser's 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 Bilt	Value	Units	Dims
0030	BARN,MT	2022	\$38,000.00	1.00	34 x 55
0166	CONC,PAVMT	2023	\$1,200.00	400.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$10,000 /AC	\$10,000
6200	PASTURE 3 (AG)	9.000 AC	1.0000/1.0000 1.0000/ /	\$275 /AC	\$2,475
9910	MKT,VAL,AG (MKT)	9.000 AC	1.0000/1.0000 1.0000/ /	\$10,000 /AC	\$90,000

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

