

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 7/10/2025

Parcel: << 18-7S-16-04236-131 (46421) >>

Owner & Property Info

Result: 1 of 1

Owner	HANTZ JOHN HANTZ KATHY 877 SW BLUFF DR FORT WHITE, FL 32038		
Site	877 SW BLUFF DR, FORT WHITE		
Description*	LOTS 55 & 56 CEDAR SPRING SHORES RE-PLAT. 391-708, 479-412, 773-1163, 864-247, 864-248, WD 926-1636, 1121-2685, WD 1229-767, WD 1359-1172,		
Area	3.45 AC	S/T/R	18-7S-16
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

2024 Certified Values		2025 Working Values	
Mkt Land	\$50,000	Mkt Land	\$50,000
Ag Land	\$0	Ag Land	\$0
Building	\$97,637	Building	\$104,146
XFOB	\$3,504	XFOB	\$3,504
Just	\$151,141	Just	\$157,650
Class	\$0	Class	\$0
Appraised	\$151,141	Appraised	\$157,650
SOH/10% Cap	\$59,049	SOH/10% Cap	\$62,887
Assessed	\$92,092	Assessed	\$94,763
Exempt	HX HB SX	Exempt	HX HB SX
Total	county:\$0 city:\$0	Total	county:\$0 city:\$0
Taxable	other:\$0 school:\$67,092	Taxable	other:\$0 school:\$69,763

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.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/1/2018	\$13,500	1359 / 1172	WD	V	Q	01
2/3/2012	\$12,000	1229 / 767	WD	V	U	37
6/13/2007	\$108,000	1121 / 2685	WD	I	Q	
4/17/2001	\$6,500	926 / 1636	WD	V	Q	
7/29/1998	\$39,000	864 / 248	WD	V	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1982	1232	1328	\$104,146

*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
0080	DECKING	0	\$480.00	64.00	8 x 8
0294	SHED WOOD/VINYL	0	\$3,024.00	216.00	12 x 18

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (1.930 AC)	1.0000/1.0000 1.0000/ /	\$25,000 /LT	\$25,000
0000	VAC RES (MKT)	1.000 LT (1.520 AC)	1.0000/1.0000 1.0000/ /	\$25,000 /LT	\$25,000

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