

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 10/30/2025

Parcel: << 18-7S-16-04236-018 (22367) >>

Owner & Property Info

Result: 1 of 1

Owner	WHEATON DOROTHY M 272 SW BLUFF DR FORT WHITE, FL 32038		
Site	272 SW BLUFF DR, FORT WHITE		
Description*	LOT 41 UNIT 1 CEDAR SPRING SHORES. 486-718, LE 1393-1992, DC 1393-1995,		
Area	1.09 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			
2025 Certified Values		2026 Working Values	
Mkt Land	\$75,000	Mkt Land	\$75,000
Ag Land	\$0	Ag Land	\$0
Building	\$151,614	Building	\$161,720
XFOB	\$5,311	XFOB	\$5,311
Just	\$231,925	Just	\$242,031
Class	\$0	Class	\$0
Appraised	\$231,925	Appraised	\$242,031
SOH/10% Cap	\$94,250	SOH/10% Cap	\$96,113
Assessed	\$137,675	Assessed	\$145,918
Exempt	HX HB SX WX \$105,000	Exempt	HX HB SX WX \$105,722
Total Taxable	county:\$32,675 city:\$0 other:\$0 school:\$107,675	Total Taxable	county:\$40,196 city:\$0 other:\$0 school:\$115,918

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
9/3/2019	\$100	1393 / 1992	LE	I	U	14

Building Characteristics					
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1988	1620	2780	\$161,720

*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
0166	CONC,PAVMT	0	\$520.00	1.00	0 x 0
0190	FPLC PF	0	\$1,200.00	1.00	0 x 0
0070	CARPORT UF	1993	\$768.00	384.00	16 x 24
0296	SHED METAL	1993	\$960.00	320.00	16 x 20
0260	PAVEMENT-ASPHALT	2008	\$100.00	1.00	0 x 0
0084	DOCK-RIVER	2008	\$1,763.00	304.00	0 x 0

Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	100.000 FF (1.090 AC)	1.0000/1.0000 1.0000/ /	\$750 /FF	\$75,000

