

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 1/22/2026

Parcel: **30-7S-17-10058-616 (37767)**

Owner & Property Info

Result: 1 of 1

Owner	TURNER JOHN TURNER KIMBERLY 381 SW MAGNOLIA LN FORT WHITE, FL 32038		
Site	381 SW MAGNOLIA LN, FORT WHITE		
Description*	LOT 26 SANTA FE RIVER PLANTATIONS REPLAT OF LOT 46. ORB 441-211, 800-044, 908-2170, WD 1048-2848.		
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	\$46,640	Mkt Land	\$48,760
Ag Land	\$0	Ag Land	\$0
Building	\$275,059	Building	\$285,353
XFOB	\$3,400	XFOB	\$3,400
Just	\$325,099	Just	\$337,513
Class	\$0	Class	\$0
Appraised	\$325,099	Appraised	\$337,513
SOH/10% Cap	\$111,822	SOH/10% Cap	\$111,467
Assessed	\$213,277	Assessed	\$226,046
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$163,277 city:\$0 other:\$0 school:\$188,277	Total Taxable	county:\$175,324 city:\$0 other:\$0 school:\$201,046

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
6/10/2005	\$243,000	1048 / 2846	WD	I	Q	
8/10/2000	\$154,000	908 / 2170	WD	I	Q	
12/28/1994	\$10,600	800 / 044	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1996	2446	3431	\$285,353

*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
0180	FPLC 1STRY	1996	\$2,000.00	1.00	0 x 0
0296	SHED METAL	1996	\$400.00	80.00	8 x 10
0260	PAVEMENT-ASPHALT	2013	\$1,000.00	1.00	0 x 0

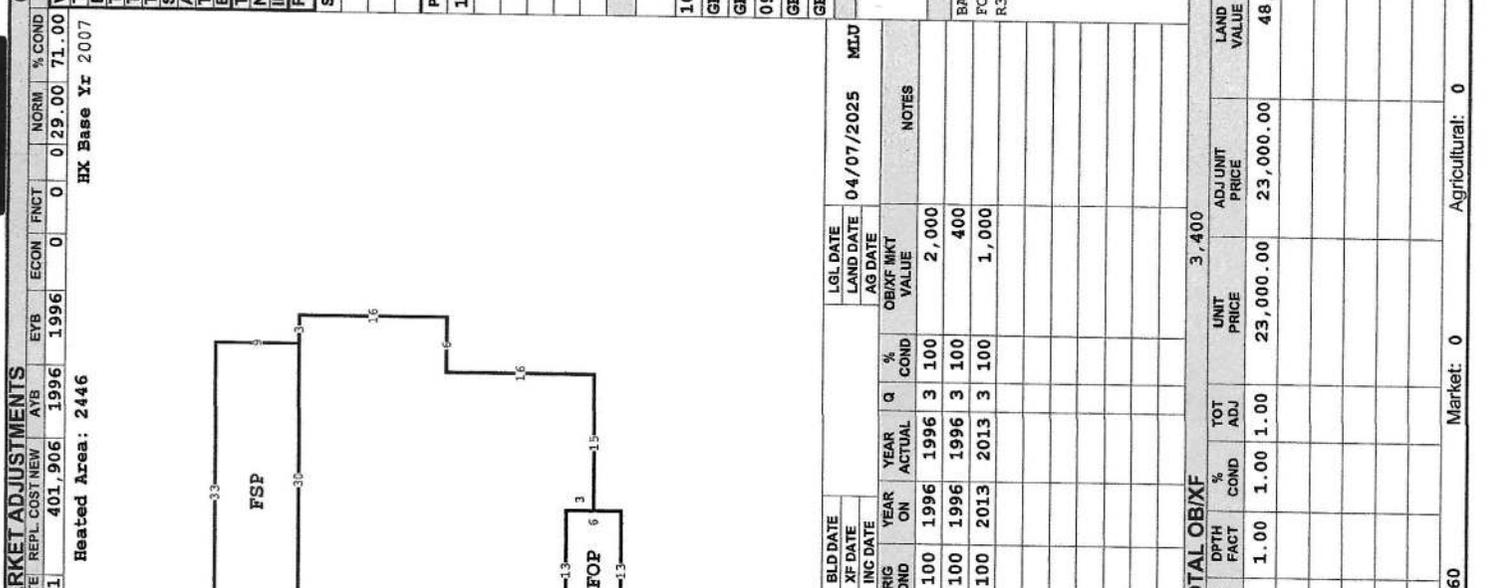
Land Breakdown

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

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 1/22/2026 and may not reflect the data currently on file at our office.

BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS		VALUATION SUMMARY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJPTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
Interior Wall	32	HARDIE BRD 70	0100	01	2,927	122,5983	137.31	401,906	1996	1996	0	0	0	29.00	71.00
Interior Wall	19	COMMON BRK 30	1 SINGLE FAM 100% - 2007												
Roof Structure	03	GABLE/HIP 100	Heated Area: 2446												
Roof Cover	03	COMP SHNGL 100													
Interior Wall	05	DRYWALL 100													
Interior Floor	14	CARPET 70													
Interior Floor	15	HARDTILE 30													
Air Condition	03	CENTRAL 100													
Heating Type	04	AIR DUCTED 100													
Bedrooms	3	100													
Bathrooms	3	100													
Frame	01	NONE 100													
Stories	1	1. 100													
Architectural	05	CONV 100													
Units	0	100													
Condition Adj	03	03 100													
Kitchen Adjus	01	01 100													
Quality	07	07													
MAP CODE	0100	SINGLE FAMILY													
MAP NUM															
NEIGHBORHOOD/LOC	30717.010	1.00/													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE										
BAS	2,446	100		2,446	238,461										
GR	632	55		348	33,927										
PO	78	30		23	2,242										
SP	275	40		110	10,724										
TOTALS	3,431			2,927	285,353										



EXTRA FEATURES		BLD CAP		L W		UNITS		UT		Adj R		ADJ UNIT PRICE		YEAR ON		YEAR ACTUAL		Q		% COND		NOTES	
1	0180	FFFC	1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	1996	1996	3	100	3	100	2,000					
2	0296	SHED	METAL	0	100	8	10	80.00	UT	5.00	5.00	1996	1996	3	100	3	100	400					
3	0260	PAVEMENT	-A	0	100	0	0	1.00	UT	0.00	0.00	2013	2013	3	100	3	100	1,000					

LAND DESCRIPTION		LAND USE DESCRIPTION		CAP		R D		FRONT		DEPTH		TOT LANDS		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
1	0100	C	SFR	100	100	0	0	0.00	0.00	0.00	0.00	2.12	AC	1.00	1.00	23,000.00	23,000.00	23,000.00	48,760														