

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 1/12/2023

Parcel: 31-7S-17-10070-106 (43576)

Owner & Property Info

Result: 14 of 15

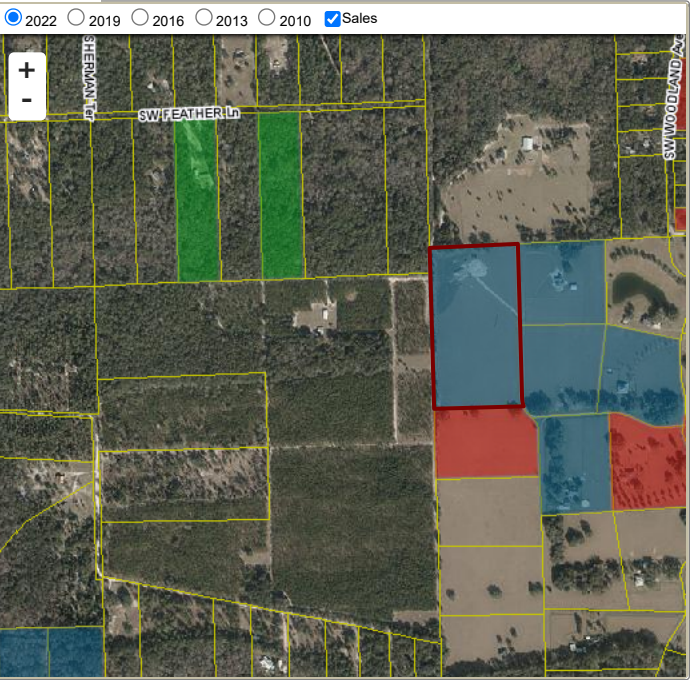
|              |                                                                                                                                                                                                                                                                             |              |           |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------|
| Owner        | KELLER STEVE<br>SINGLETON JUANITA<br>108 SW BLUE BIRD CT<br>FORT WHITE, FL 32038                                                                                                                                                                                            |              |           |
| Site         | 108 SW BLUE BIRD CT, FORT WHITE                                                                                                                                                                                                                                             |              |           |
| Description* | AKA LOT 6 BLUEBIRD LANDING UNREC: BEG NW COR, RUN E 690.12 FT, S 638.72 FT, W 690 FT, N 625.89 FT TO POB & AKA LOT 7 BLUEBIRD LANDING UNREC: COMM NW COR, RUN E 690.12 FT, S 638.72 FT FOR POB, CONT S 565.91 FT TO PT OF A CURVE, SE'LY ALONG CURVE 66.94 FT, W ...more>>> |              |           |
| Area         | 20.03 AC                                                                                                                                                                                                                                                                    | S/T/R        | 31-7S-17E |
| 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

| 2022 Certified Values |                                                     | 2023 Working Values |                                                         |
|-----------------------|-----------------------------------------------------|---------------------|---------------------------------------------------------|
| Mkt Land              | \$0                                                 | Mkt Land            | \$0                                                     |
| Ag Land               | \$4,847                                             | Ag Land             | \$4,598                                                 |
| Building              | \$0                                                 | Building            | \$397,396                                               |
| XFOB                  | \$0                                                 | XFOB                | \$1,380                                                 |
| Just                  | \$170,255                                           | Just                | \$560,276                                               |
| Class                 | \$4,847                                             | Class               | \$403,374                                               |
| Appraised             | \$4,847                                             | Appraised           | \$403,374                                               |
| SOH Cap [?]           | \$0                                                 | SOH Cap [?]         | \$0                                                     |
| Assessed              | \$4,847                                             | Assessed            | \$403,374                                               |
| Exempt                | \$0                                                 | Exempt              | \$0                                                     |
| Total Taxable         | county:\$4,847 city:\$0<br>other:\$0 school:\$4,847 | Total Taxable       | county:\$403,374 city:\$0<br>other:\$0 school:\$403,374 |

Aerial Viewer Pictometry Google Maps



Sales History

| Sale Date  | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode                         |
|------------|------------|-----------|------|-----|-----------------------|-------------------------------|
| 9/2/2021   | \$100      | 1446/1748 | QC   | V   | U                     | 11                            |
| 11/16/2020 | \$205,000  | 1424/2648 | WD   | V   | Q                     | 05 (Multi-Parcel Sale) - show |
| 5/20/2004  | \$110,000  | 1016/2751 | WD   | V   | U                     | 01                            |
| 7/28/2003  | \$166,700  | 0990/2097 | WD   | V   | Q                     |                               |
| 5/30/2003  | \$85,000   | 0985/0398 | WD   | V   | Q                     |                               |
| 6/12/2002  | \$100      | 0955/1153 | WD   | V   | Q                     |                               |
| 6/12/2002  | \$100      | 0955/1150 | WD   | V   | U                     | 06                            |

Building Characteristics

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch      | SINGLE FAM (0100) | 2022     | 3110    | 5220      | \$397,396  |

\*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 (Codes)

| Code | Desc       | Year Blt | Value      | Units  | Dims |
|------|------------|----------|------------|--------|------|
| 0166 | CONC,PAVMT | 2022     | \$1,380.00 | 460.00 | x    |

Land Breakdown

| Code | Desc             | Units     | Adjustments             | Eff Rate    | Land Value |
|------|------------------|-----------|-------------------------|-------------|------------|
| 6200 | PASTURE 3 (AG)   | 19.000 AC | 1.0000/1.0000 1.0000/ / | \$242 /AC   | \$4,598    |
| 9910 | MKT.VAL.AG (MKT) | 19.000 AC | 1.0000/1.0000 1.0000/ / | \$8,500 /AC | \$161,500  |
| 0100 | SFR (MKT)        | 1.030 AC  | 1.0000/1.0000 1.0000/ / | \$0 /AC     | \$0        |