

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 11/6/2025

Parcel: << 30-7S-17-10058-231 (37718) >>

Owner & Property Info

Result: 1 of 1

Owner	SALYERS APRIL M SULLIVAN KEITH 645 SW WOODLAND AVE FORT WHITE, FL 32038		
Site	645 SW WOODLAND AVE, FORT WHITE		
Description*	LOTS 20, 21, & 22 SANTA FE RIVER PLANTATIONS S/D. 450-579, 848-2263, WD 1286-2011, WD 1461-2294,	S/T/R	30-7S-17
Area	4.09 AC	Tax District	3
Use Code**	SINGLE FAMILY (0100)		

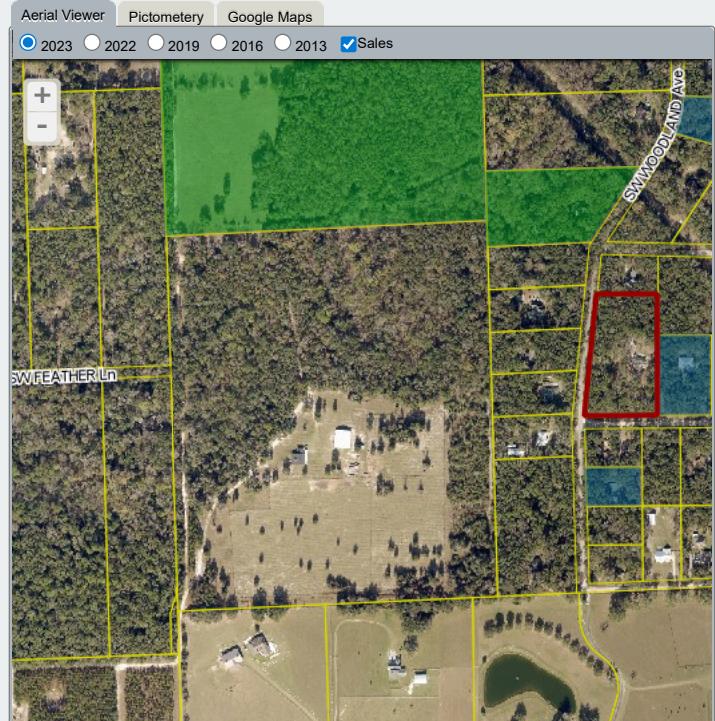
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**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	\$89,980	Mkt Land	\$89,980
Ag Land	\$0	Ag Land	\$0
Building	\$134,494	Building	\$143,458
XFOB	\$9,692	XFOB	\$9,692
Just	\$234,166	Just	\$243,130
Class	\$0	Class	\$0
Appraised	\$234,166	Appraised	\$243,130
SOH/10% Cap	\$145,488	SOH/10% Cap	\$149,142
Assessed	\$88,678	Assessed	\$93,988
Exempt	HX HB	Exempt	\$50,722
Total Taxable	county:\$38,678 city:\$0 other:\$0 school:\$63,678	Total Taxable	county:\$43,266 city:\$0 other:\$0 school:\$68,988

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
3/9/2022	\$315,000	1461 / 2294	WD	I	Q	01
12/19/2014	\$160,000	1286 / 2011	WD	I	Q	01
10/24/1997	\$82,700	848 / 2263	WD	I	Q	02

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1981	1420	1480	\$143,458

*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
0190	FPLC PF	0	\$1,200.00	1.00	0 x 0
0258	PATIO	0	\$100.00	1.00	0 x 0
0294	SHED WOOD/VINYL	1993	\$600.00	80.00	8 x 10
0031	BARN,MT AE	2017	\$7,392.00	672.00	24 x 28
0081	DECKING WITH RAILS	2017	\$400.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.370 AC	1.0000/1.0000 1.0000/ /	\$22,000 /AC	\$30,140
0000	VAC RES (MKT)	1.440 AC	1.0000/1.0000 1.0000/ /	\$22,000 /AC	\$31,680
0000	VAC RES (MKT)	1.280 AC	1.0000/1.0000 1.0000/ /	\$22,000 /AC	\$28,160

Search Result: 1 of 1

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