

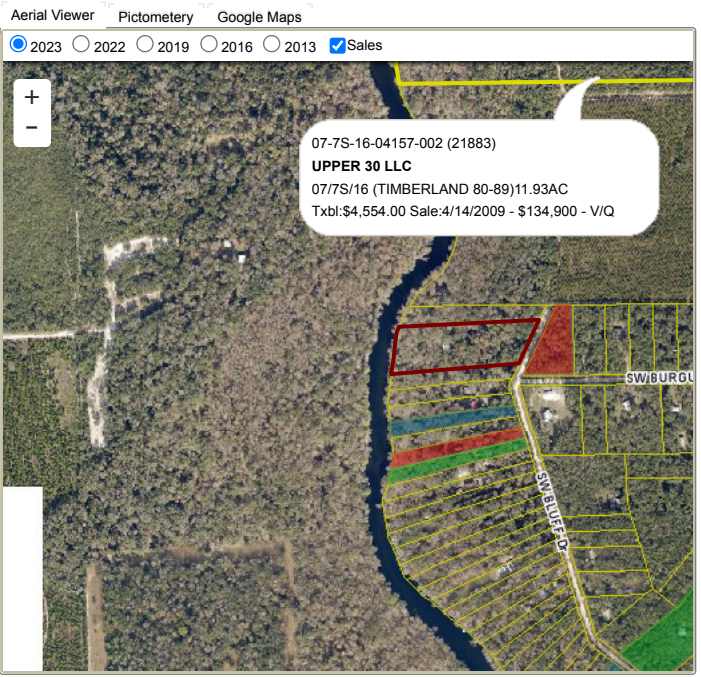
Columbia County Property Appraiser
Jeff Hampton

2024 Working Values
updated: 9/28/2023

Parcel: << 18-7S-16-04236-039 (22387) >>

Owner & Property Info				Result: 1 of 1
Owner	ZETROUER WILLIAM C ZETROUER KAREN 1262 SW BLUFF DR FORT WHITE, FL 32038			
Site	1262 SW BLUFF DR, FORT WHITE			
Description*	LOTS 2, 3 & 4, UNIT 5 CEDAR SPRING SHORES. 407-425 THRU 431, 686-522, TR 757-404, 880-1033.			
Area	5.37 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			
2023 Certified Values		2024 Working Values	
Mkt Land	\$225,000	Mkt Land	\$225,000
Ag Land	\$0	Ag Land	\$0
Building	\$260,143	Building	\$257,153
XFOB	\$5,400	XFOB	\$5,400
Just	\$490,543	Just	\$487,553
Class	\$0	Class	\$0
Appraised	\$490,543	Appraised	\$487,553
SOH Cap [?]	\$178,204	SOH Cap [?]	\$165,844
Assessed	\$312,339	Assessed	\$321,709
Exempt	HX HB VX \$55,000	Exempt	HX HB VX \$55,000
Total Taxable	county:\$257,339 city:\$0 other:\$0 school:\$282,339	Total Taxable	county:\$266,709 city:\$0 other:\$0 school:\$291,709



Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/1/1999	\$89,000	0880/1033	WD	V	Q	
3/31/1989	\$45,000	0686/0522	WD	V	U	

Building Characteristics					
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SFR PILING (0300)	2009	2210	3334	\$257,153
*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
0294	SHED WOOD/VINYL	2015	\$5,400.00	1.00	0 x 0

Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	300.000 FF (5.370 AC)	1.0000/1.0000 1.0000/ /	\$750 /FF	\$225,000