

# Columbia County Property Appraiser

Jeff Hampton

**2024 Working Values**

updated: 7/18/2024

Retrieve Tax Record

2023 TRIM (pdf)

Property Card

Parcel List Generator

Show on GIS Map

Print

Parcel: << **30-7S-17-10058-595 (37746)** >>

## Owner & Property Info

Result: 1 of 1

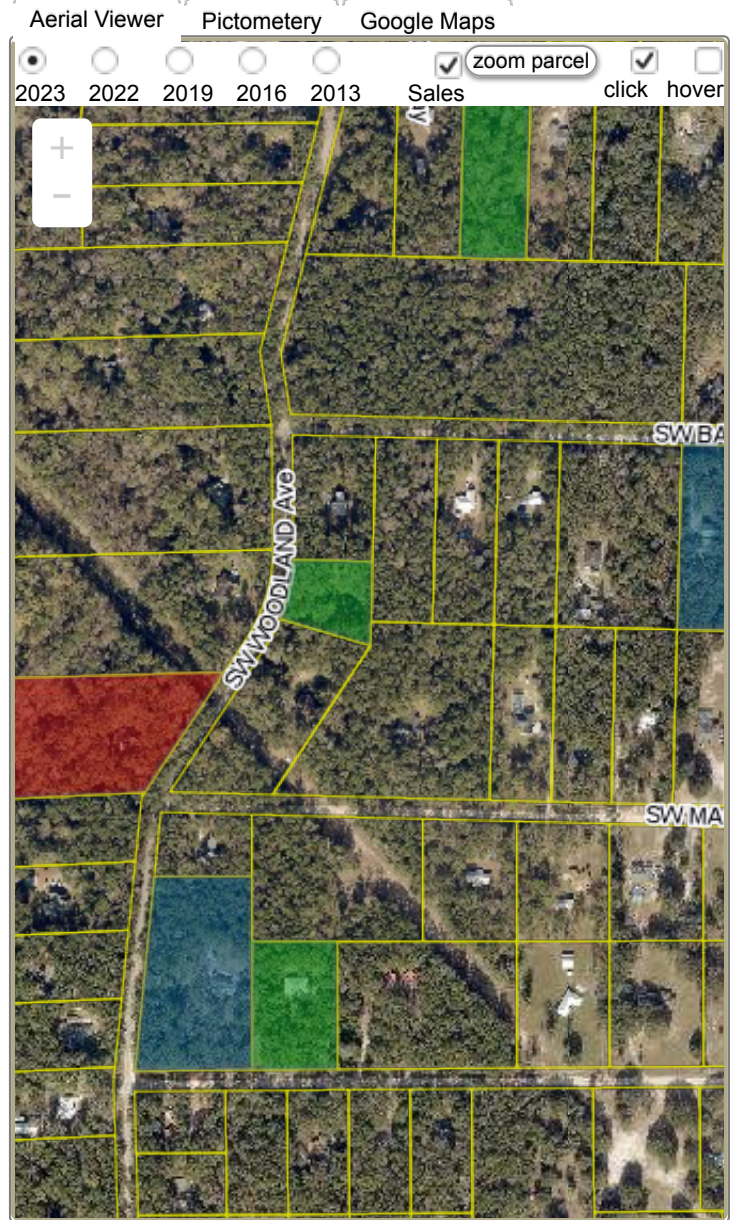
|              |                                                                                                       |              |          |
|--------------|-------------------------------------------------------------------------------------------------------|--------------|----------|
| Owner        | <b>MCNAUGHTON PAUL J</b><br><b>MCNAUGHTON JANE</b><br>234 SW BAY PL<br>FORT WHITE, FL 32038           |              |          |
| Site         | 234 SW BAY PL, FORT WHITE                                                                             |              |          |
| Description* | LOT 5 SANTA FE RIVER PLANTATIONS REPLAT OF LOT 46. ORB 821-2412, 845-1313, WD 1001-554. WD 1079-1958. |              |          |
| Area         | 2.24 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

| 2023 Certified Values |                                                | 2024 Working Values |                                                |
|-----------------------|------------------------------------------------|---------------------|------------------------------------------------|
| Mkt Land              | \$49,280                                       | Mkt Land            | \$49,280                                       |
| Ag Land               | \$0                                            | Ag Land             | \$0                                            |
| Building              | \$200,988                                      | Building            | \$217,002                                      |
| XFOB                  | \$5,113                                        | XFOB                | \$5,113                                        |
| Just                  | \$255,381                                      | Just                | \$271,395                                      |
| Class                 | \$0                                            | Class               | \$0                                            |
| Appraised             | \$255,381                                      | Appraised           | \$271,395                                      |
| SOH Cap [?]           | \$82,254                                       | SOH Cap [?]         | \$93,074                                       |
| Assessed              | \$173,127                                      | Assessed            | \$178,321                                      |
| Exempt                | 98 HX<br>HB \$173,127                          | Exempt              | 98 HX<br>HB \$178,321                          |
| Total Taxable         | county:\$0 city:\$0<br>other:\$0<br>school:\$0 | Total Taxable       | county:\$0 city:\$0<br>other:\$0<br>school:\$0 |



## Sales History

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

| Sale Date | Sale Price | Book/Page   | Deed | V/I | Qualification (Codes) | RCode |
|-----------|------------|-------------|------|-----|-----------------------|-------|
| 3/31/2006 | \$239,900  | 1079 / 1958 | WD   | I   | Q                     |       |
| 12/3/2003 | \$167,500  | 1001 / 554  | WD   | I   | Q                     |       |
| 9/8/1997  | \$122,500  | 845 / 1313  | WD   | I   | Q                     |       |
| 5/10/1996 | \$12,320   | 821 / 2412  | WD   | V   | Q                     |       |

## Building Characteristics

| Bldg Sketch            | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|------------------------|-------------------|----------|---------|-----------|------------|
| <a href="#">Sketch</a> | SINGLE FAM (0100) | 1997     | 1626    | 2473      | \$217,002  |

\*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      | 1997     | \$1,703.00 | 681.00 | 0 x 0   |
| 0180 | FPLC 1STRY      | 0        | \$2,000.00 | 1.00   | 0 x 0   |
| 0070 | CARPORT UF      | 1997     | \$810.00   | 360.00 | 18 x 20 |
| 0294 | SHED WOOD/VINYL | 1997     | \$600.00   | 80.00  | 8 x 10  |

▼ **Land Breakdown**

| Code | Desc      | Units    | Adjustments             | Eff Rate     | Land Value |
|------|-----------|----------|-------------------------|--------------|------------|
| 0100 | SFR (MKT) | 2.240 AC | 1.0000/1.0000 1.0000/ / | \$22,000 /AC | \$49,280   |

Search Result: 1 of 1

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by: [GrizzlyLogic.com](https://grizzlylogic.com)

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