

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 10/28/2021

Parcel: << 30-7S-17-10058-611 (37762) >>

Owner & Property Info

Result: 3 of 4

Owner	RIX JUSTIN 553 SW MAGNOLIA LN FORT WHITE, FL 32038		
Site	553 SW MAGNOLIA Ln, FORT WHITE		
Description*	LOT 21 SANTA FE RIVER PLANTATIONS REPLAT OF LOT 46. ORB 441-211, 897-1262, WD 1018- 2215. WD 1122-728.		
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

2021 Certified Values		2022 Working Values	
Mkt Land	\$38,160	Mkt Land	\$38,160
Ag Land	\$0	Ag Land	\$0
Building	\$233,586	Building	\$230,667
XFOB	\$4,864	XFOB	\$4,864
Just	\$276,610	Just	\$273,691
Class	\$0	Class	\$0
Appraised	\$276,610	Appraised	\$273,691
SOH Cap [?]	\$54,867	SOH Cap [?]	\$45,296
Assessed	\$221,743	Assessed	\$228,395
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$171,743 city:\$0 other:\$0 school:\$196,743	Total Taxable	county:\$178,395 city:\$0 other:\$0 school:\$203,395

Aerial Viewer Pictometry Google Maps

☒ 2019
 ☐ 2016
 ☐ 2013
 ☐ 2010
 ☐ 2007
 ☐ 2005
 ☒ Sales


Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/15/2007	\$360,000	1122/0728	WD	I	Q	
6/18/2004	\$237,000	1018/2215	WD	I	Q	
3/19/1999	\$12,300	0897/1262	WD	V	U	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2000	2571	3545	\$230,667

*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
0180	FPLC 1STRY	2000	\$2,000.00	1.00	0 x 0
0166	CONC,PAVMT	2000	\$2,564.00	1282.00	0 x 0
0169	FENCE/WOOD	2017	\$300.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
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