

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 6/17/2021

Parcel: << 31-7S-17-10070-108 (37920) >>

Owner & Property Info

Result: 1 of 1

Owner	HOWE RANIE JANE FREY RICHARD W 1042 SW WOODLAND AVE FORT WHITE, FL 32038		
Site	1042 SW WOODLAND AVE, FORT WHITE		
Description*	AKA LOT 8 BLUEBIRD LANDING UNREC: COMM NW COR, RUN E 690.12 FT, S 638.72 FT, E 681.23 FT FOR POB, RUN S 6 DEG W 696.34 FT TO C/L OF A 60 FT EASEMENT, RUN SE'LY ALONG C/L 706.61 FT TO INTERS WITH C/L OF ANOTHER 60 FT RD EASEMENT, N'LY ALONG C/L 669.59 FT, N ...more>>>		
Area	10.06 AC	S/T/R	31-7S-17E
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

2020 Certified Values		2021 Working Values	
Mkt Land	\$75,248	Mkt Land	\$75,450
Ag Land	\$0	Ag Land	\$0
Building	\$406,243	Building	\$451,665
XFOB	\$1,200	XFOB	\$1,200
Just	\$482,691	Just	\$528,315
Class	\$0	Class	\$0
Appraised	\$482,691	Appraised	\$528,315
SOH Cap [?]	\$51,233	SOH Cap [?]	\$0
Assessed	\$431,458	Assessed	\$514,263
Exempt	HX H3 \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$381,458 city:\$381,458 other:\$381,458 school:\$406,458	Total Taxable	county:\$464,263 city:\$0 other:\$0 school:\$489,263

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/5/2020	\$565,000	1423/1558	WD	I	Q	01
1/23/2006	\$100	1072/2606	QC	V	U	01
3/28/2003	\$98,000	0979/1423	WD	V	Q	
10/18/2002	\$100	0965/0514	WD	V	U	06
6/12/2002	\$100	0955/1156	WD	V	U	06

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2004	3322	8768	\$451,665

*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
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0190	FPLC PF	2017	\$1,200.00	1.00	0 x 0
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▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	10.060 AC	1.0000/1.0000 1.0000/ /	\$7,500 /AC	\$75,450

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