

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values
updated: 2/29/2024

Parcel: << 31-7S-17-10070-113 (37925) >>

Owner & Property Info

Result: 1 of 2

Owner	TEDDER JOHN H OLSON MEGAN 386-361-0328 349 SW OAK GLN FORT WHITE, FL 32038-2187		
Site	349 SW OAK GLN, FORT WHITE		
Description*	AKA LOT 13 BLUEBIRD LANDING UNREC: COMM NE COR OF NW1/4 OF NE1/4, W 6.65 FT, S 1391.82 FT FOR POB, CONT SLY 700.83 FT, W 731.81 FT, N 7 DEG E 712.57 FT, E 587.65 FT TO POB & AKA LOT 12 BLUEBIRD LANDING UNREC: COMM NE COR OF NW1/4 OF NE1/4, RUN W 6.65 FT, ...more>>>		
Area	21.33 AC	S/T/R	31-7S-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	\$145,044	Mkt Land	\$145,044
Ag Land	\$0	Ag Land	\$0
Building	\$455,927	Building	\$450,366
XFOB	\$40,857	XFOB	\$39,608
Just	\$641,828	Just	\$635,018
Class	\$0	Class	\$0
Appraised	\$641,828	Appraised	\$635,018
SOH Cap [?]	\$164,060	SOH Cap [?]	\$142,917
Assessed	\$477,768	Assessed	\$492,101
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$427,768 city:\$0 other:\$0 school:\$452,768	Total Taxable	county:\$442,101 city:\$0 other:\$0 school:\$467,101

Aerial Viewer Pictometry Google Maps

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Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/1/2002	\$92,200	0966/2642	WD	I	Q	
6/28/2002	\$100	0956/2451	WD	I	U	01
12/18/2000	\$1,389,300	0918/1231	WD	I	U	01
7/20/1999	\$35,000	0887/2260	WD	V	U	03
12/31/1998	\$0	0872/0554	WD	V	U	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2004	4017	5362	\$450,366

*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
0166	CONC,PAVMT	2004	\$2,118.00	1059.00	0 x 0
0280	POOL R/CON	2004	\$21,242.00	595.00	17 x 35
0282	POOL ENCL	2004	\$9,048.00	1508.00	29 x 52
0040	BARN,POLE	2013	\$7,200.00	1600.00	40 x 40

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	10.610 AC	1.0000/1.0000 1.0000/.8000000 /	\$6,800 /AC	\$72,148
0000	VAC RES (MKT)	10.720 AC	1.0000/1.0000 1.0000/.8000000 /	\$6,800 /AC	\$72,896

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