

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 5/8/2025

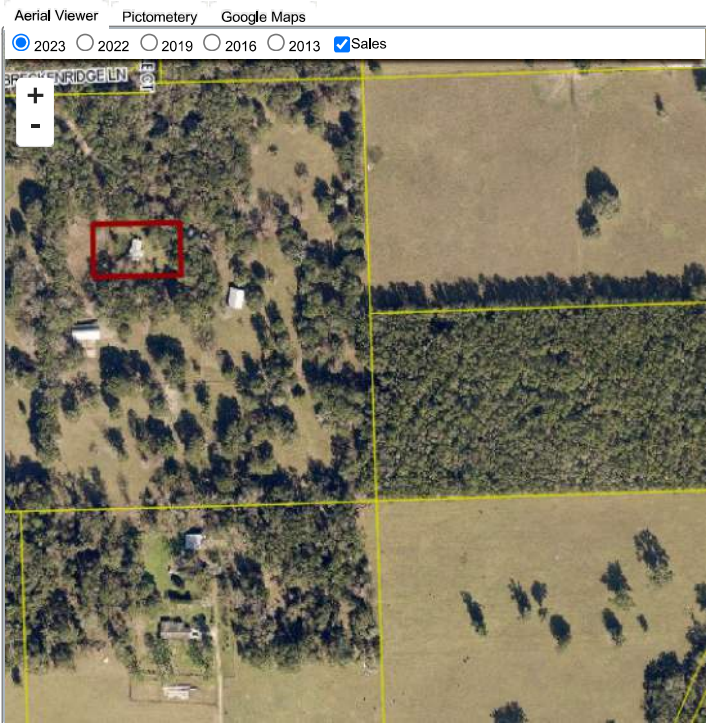
Parcel: << 07-6S-16-03789-005 (19306) >>

Owner & Property Info

Owner	GRAVES DONALD E GRAVES DONNA M 426 SW BRECKENRIDGE LN FORT WHITE, FL 32038		
Site	426 SW BRECKENRIDGE LN, FORT WHITE		
Description*	COMM NW COR OF NE1/4 OF NE1/4 OF SE1/4, S 29.96 FT, S 408.08 FT FOR POB, E 179.95 FT, S 163.57 FT, W 271.84 FT, N 163.57 FT, E 92.79 FT TO POB. WD 1356-2176,		
Area	1.01 AC	S/T/R	07-6S-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

2024 Certified Values		2025 Working Values	
Mkt Land	\$4,040	Mkt Land	\$4,040
Ag Land	\$0	Ag Land	\$0
Building	\$138,839	Building	\$140,672
XFOB	\$7,850	XFOB	\$7,850
Just	\$150,729	Just	\$152,562
Class	\$0	Class	\$0
Appraised	\$150,729	Appraised	\$152,562
SOH/10% Cap	\$48,193	SOH/10% Cap	\$47,052
Assessed	\$102,536	Assessed	\$105,510
Exempt	HX HB BX \$55,000	Exempt	HX HB BX \$55,722
Total Taxable	county:\$47,536 city:\$0 other:\$0 school:\$72,536	Total Taxable	county:\$49,788 city:\$0 other:\$0 school:\$75,510
NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.			



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/15/2017	\$100	1356 / 2176	WD	I	U	11

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1975	1583	1817	\$140,672
*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
0180	FPLC 1STRY	2017	\$2,000.00	1.00	0 x 0
0210	GARAGE U	2018	\$4,950.00	1.00	0 x 0
0070	CARPORT UF	2018	\$900.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.010 AC	1.0000/1.0000 1.0000/ /	\$4,000 /AC	\$4,040