

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values  
updated: 9/19/2024

Parcel: << 31-7S-17-10070-106 (45800) >>

Owner & Property Info

Result: 1 of 1

Owner	KELLER STEVE SINGLETON JUANITA 108 SW BLUE BIRD CT FORT WHITE, FL 32038		
Site	108 SW BLUE BIRD CT, FORT WHITE		
Description*	AKA LOT 6 BLUEBIRD LANDING UNREC: BEG NW COR, RUN E 690.12 FT, S 638.72 FT, W 690 FT, N 625.89 FT TO POB, 955-1150, 955-1153, 985-398, WD 990-2097, WD 1016-2751, WD 1424-2648, QC 1446-1748, QC 1483-206,		
Area	10.03 AC	S/T/R	31-7S-17
Use Code**	IMPROVED AG (5000)	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	\$12,360	Mkt Land	\$12,360
Ag Land	\$2,178	Ag Land	\$2,178
Building	\$476,048	Building	\$476,048
XFOB	\$128,480	XFOB	\$128,480
Just	\$724,888	Just	\$724,888
Class	\$619,066	Class	\$619,066
Appraised	\$619,066	Appraised	\$619,066
SOH/10% Cap	\$135,402	SOH/10% Cap	\$120,957
Assessed	\$483,664	Assessed	\$498,109
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$433,664 city:\$0 other:\$0 school:\$458,664	Total Taxable	county:\$448,109 city:\$0 other:\$0 school:\$473,109

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
1/9/2023	\$100	1483 / 206	QC	I	U	11
9/2/2021	\$100	1446 / 1748	QC	V	U	11
11/16/2020	\$205,000	1424 / 2648	WD	V	Q	05 (Multi-Parcel Sale) - show
5/20/2004	\$110,000	1016 / 2751	WD	V	Q	01
7/28/2003	\$166,700	990 / 2097	WD	V	Q	
5/30/2003	\$85,000	985 / 398	WD	V	Q	
6/12/2002	\$100	955 / 1153	WD	V	Q	
6/12/2002	\$100	955 / 1150	WD	V	Q	06

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2022	3110	5220	\$476,048

\*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	2022	\$1,380.00	460.00	x
0020	BARN,FR	2023	\$127,100.00	5084.00	82 x 62

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.030 AC	1.0000/1.0000 1.0000/ /	\$12,000 /AC	\$12,360
6200	PASTURE 3 (AG)	9.000 AC	1.0000/1.0000 1.0000/ /	\$242 /AC	\$2,178
9910	MKT.VAL.AG (MKT)	9.000 AC	1.0000/1.0000 1.0000/ /	\$12,000 /AC	\$108,000

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

