

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 9/14/2023

Parcel: 23-7S-16-04307-001 (22759)

Owner & Property Info

Result: 1 of 1

Owner	FIYAK DAVID M FIYAK MARGARETE E 946 SW NORMANDY DR FORT WHITE, FL 32038		
Site	946 SW NORMANDY DR, FORT WHITE		
Description*	COMM SE COR. RUN W 2606.90 FT TO E R/W CR-138, N ALONG R/W 2 99.83 FT FOR POB, CONT N 498.15 FT TO PT OF A CURVE, NW'LY ALONG ARC OF CURVE 196.69 FT TO INTERS WITH W LINE OF SE 1/4, RUN N 73.81 FT TO INTERS OF SW DON COOK WAY & SW NORMANDY DR, RUN N'LY, NE' ...more>>>		
Area	10.01 AC	S/T/R	23-7S-16
Use Code**	SINGLE FAMILY (0100)	Tax District	3

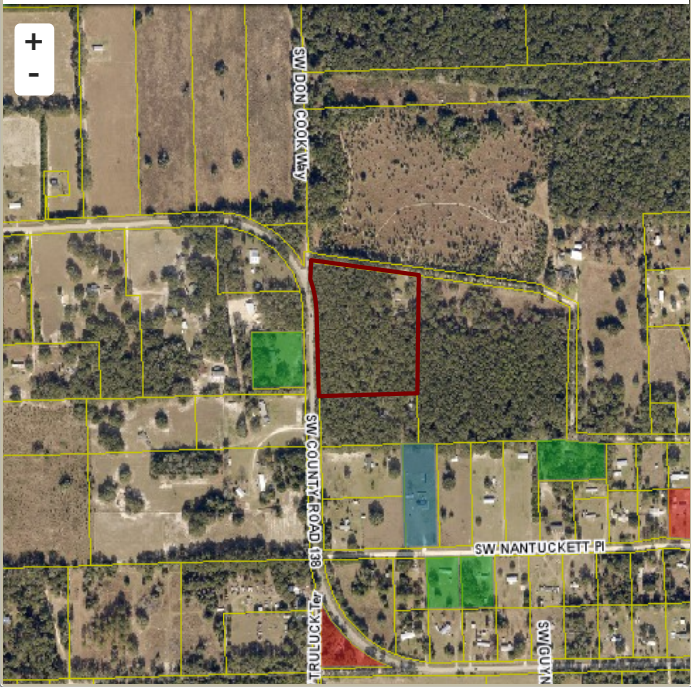
\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	\$60,060	Mkt Land	\$75,075
Ag Land	\$0	Ag Land	\$0
Building	\$111,272	Building	\$126,633
XFOB	\$6,600	XFOB	\$6,600
Just	\$177,932	Just	\$208,308
Class	\$0	Class	\$0
Appraised	\$177,932	Appraised	\$208,308
SOH Cap [?]	\$65,556	SOH Cap [?]	\$92,561
Assessed	\$112,376	Assessed	\$115,747
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$62,376 city:\$0 other:\$0 school:\$87,376	Total Taxable	county:\$65,747 city:\$0 other:\$0 school:\$90,747

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/14/2020	\$142,000	1406/0277	WD	I	Q	01
6/19/2002	\$100	0956/1480	WD	V	U	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2003	1452	1964	\$126,633

\*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	2003	\$500.00	250.00	10 x 25
0180	FPLC 1STRY	2010	\$2,000.00	1.00	0 x 0
0296	SHED METAL	2010	\$800.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2010	\$2,800.00	1.00	0 x 0
0060	CARPORT F	2015	\$500.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	10.010 AC	1.0000/1.0000 1.0000/ /	\$7,500 /AC	\$75,075

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