

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 12/7/2023

Retrieve Tax Record

2023 TRIM (pdf)

Property Card

Parcel List Generator

Show on GIS Map

Print

Parcel: << **31-7S-17-10070-128 (37940)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 1

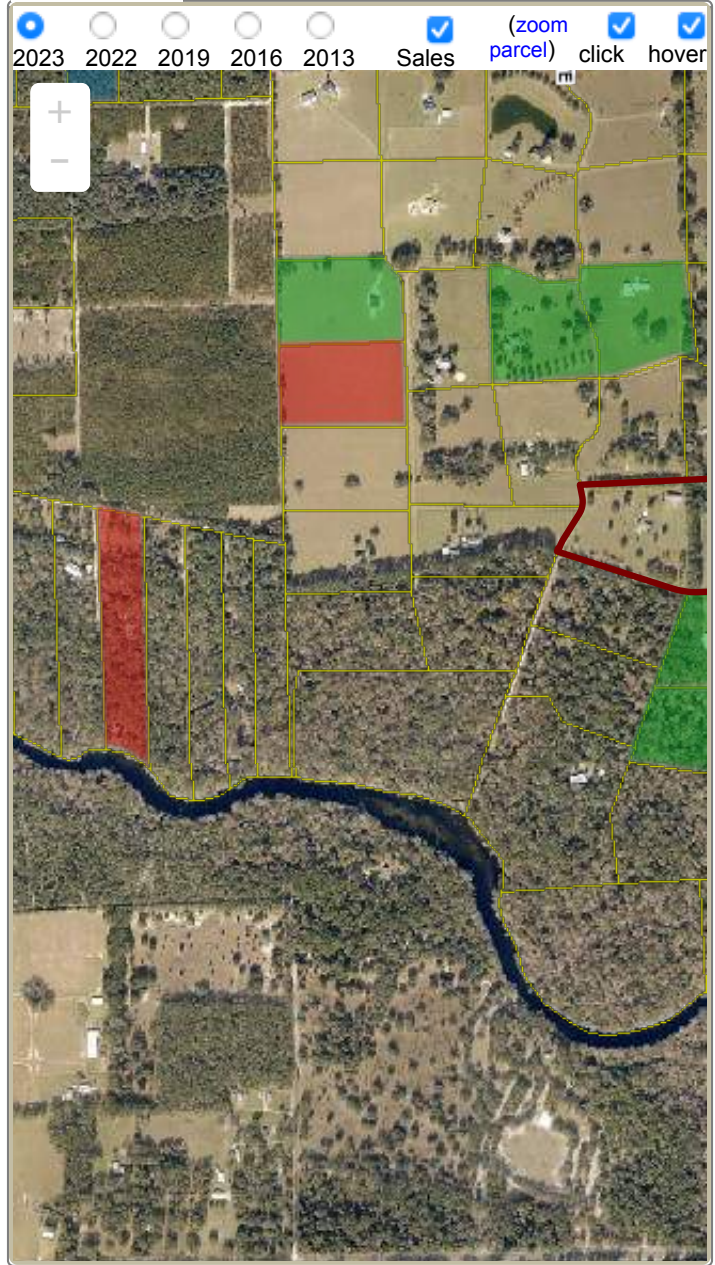
Owner	MANNIKKO JOSEPH L BARIS BARBARA E 1427 SW WOODLAND AVE FORT WHITE, FL 32038		
Site	1427 SW WOODLAND AVE, FORT WHITE		
Description*	(AKA LOT 28 BLUEBIRD LANDING UNREC) COMM NE COR OF NW1/4, RUN E 50.03 FTK S 1392.44 FT, S 6 DEG E 640.24 FT, N 66 DEG W 87.87 FT, S 77 DEG W 42.17 FT, S 3 DEG E 795.75 FT FOR POB, RUN S 721.32 FT TO PT OF A CURVE, W'LY ALONG ARC OF CURVE 103.27 FT, N 72 DE ...more>>>		
Area	32.84 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

2023 Certified Values		2024 Working Values	
Mkt Land	\$8,925	Mkt Land	\$8,925
Ag Land	\$8,742	Ag Land	\$8,742
Building	\$401,332	Building	\$396,437
XFOB	\$41,755	XFOB	\$40,757
Just	\$722,227	Just	\$716,334
Class	\$460,754	Class	\$454,861
Appraised	\$460,754	Appraised	\$454,861
SOH Cap [?]	\$139,950	SOH Cap [?]	\$124,695
Assessed	\$320,804	Assessed	\$330,166
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$270,804 city:\$0 other:\$0 school:\$295,804	Total Taxable	county:\$280,166 city:\$0 other:\$0 school:\$305,166



Sales History

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/30/2016	\$114,000	1313/0349	WD	I	Q	04
2/27/2014	\$435,000	1270/0791	WD	I	Q	01
12/6/2002	\$90,000	0969/2231	WD	V	Q	
6/28/2002	\$100	0968/2547	WD	V	Q	
6/28/2002	\$165,000	0957/0365	WD	V	Q	
5/17/2002	\$72,000	0954/0032	WD	V	Q	99

12/20/2001	\$67,500	0942/1816	WD	V	Q	
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▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2004	3438	5078	\$396,437

*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
0180	FPLC 1STRY	2004	\$2,000.00	1.00	0 x 0
0040	BARN,POLE	2013	\$2,000.00	1.00	0 x 0
0166	CONC,PAVMT	2004	\$1,352.00	676.00	26 x 26
0282	POOL ENCL	2006	\$7,920.00	1320.00	30 x 44
0280	POOL R/CON	2006	\$19,285.00	475.00	0 x 0
0040	BARN,POLE	2013	\$7,200.00	1600.00	32 x 50
0169	FENCE/WOOD	2017	\$1,000.00	1.00	0 x 0

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.050 AC	1.0000/1.0000 1.0000/ /	\$8,500 /AC	\$8,925
6200	PASTURE 3 (AG)	31.790 AC	1.0000/1.0000 1.0000/ /	\$275 /AC	\$8,742
9910	MKT.VAL.AG (MKT)	31.790 AC	1.0000/1.0000 1.0000/ /	\$8,500 /AC	\$270,215

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