

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 7/20/2023

Parcel: << 06-7S-17-09925-110 (36715) >>

Owner & Property Info

Result: 1 of 1

|              |  |              |          |
|--------------|--|--------------|----------|
| Owner        | MCLAUGHLIN WILLIAM J III<br>MCLAUGHLIN TERESA J<br>105 SW CROW TERR<br>FORT WHITE, FL 32038  |              |          |
| Site         | 105 SW CROW TER, FORT WHITE  |              |          |
| Description* | LOT 10 OLD NIBLACK FARMS UNR: COMM AT NW COR OF S1/2 OF NW1/4, RUN E ALON N LINE 922.59 FT, RUN S 2012.92 FT TO POB, CONT S 817.43 FT, RUN E 532.97 FT, RUN N 817.43 FT TO POB. ORB 983-2681, CWD 1004-2526. |              |          |
| Area         | 10 AC  | S/T/R        | 06-7S-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

| 2022 Certified Values |   | 2023 Working Values |   |
|-----------------------|---|---------------------|---|
| Mkt Land              | \$55,000  | Mkt Land            | \$55,000  |
| Ag Land               | \$0   | Ag Land             | \$0   |
| Building              | \$87,964  | Building            | \$100,512   |
| XFOB                  | \$1,700   | XFOB                | \$1,700   |
| Just                  | \$144,664   | Just                | \$157,212   |
| Class                 | \$0   | Class               | \$0   |
| Appraised             | \$144,664   | Appraised           | \$157,212   |
| SOH Cap [?]           | \$32,918  | SOH Cap [?]         | \$42,114  |
| Assessed              | \$111,746   | Assessed            | \$115,098   |
| Exempt                | HX HB \$50,000  | Exempt              | HX HB \$50,000  |
| Total Taxable         | county:\$61,746 city:\$0<br>other:\$0 school:\$86,746 | Total Taxable       | county:\$65,098 city:\$0<br>other:\$0 school:\$90,098 |

Sales History

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|-----------|------------|-----------|------|-----|-----------------------|-------|
| 5/16/2003 | \$31,857   | 0983/2681 | WD   | V   | Q                     |       |

Building Characteristics

| Bldg Sketch            | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|------------------------|-------------------|----------|---------|-----------|------------|
| <a href="#">Sketch</a> | SINGLE FAM (0100) | 2004     | 1070    | 1230      | \$100,512  |

\*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  |
|------|-----------------|----------|------------|-------|-------|
| 0190 | FPLC PF         | 2004     | \$1,200.00 | 1.00  | 0 x 0 |
| 0070 | CARPORT UF      | 2013     | \$100.00   | 1.00  | 0 x 0 |
| 0294 | SHED WOOD/VINYL | 2013     | \$200.00   | 1.00  | 0 x 0 |
| 0070 | CARPORT UF      | 2013     | \$200.00   | 1.00  | 0 x 0 |

Land Breakdown

| Code | Desc      | Units     | Adjustments             | Eff Rate    | Land Value |
|------|-----------|-----------|-------------------------|-------------|------------|
| 0100 | SFR (MKT) | 10.000 AC | 1.0000/1.0000 1.0000/ / | \$5,500 /AC | \$55,000   |

Aerial Viewer Pictometry Google Maps

