Columbia County Property Appraiser

Jeff Hampton

Parcel: << 30-7S-17-10058-611 (37762) >>>

2022 Working Values updated: 2/10/2022

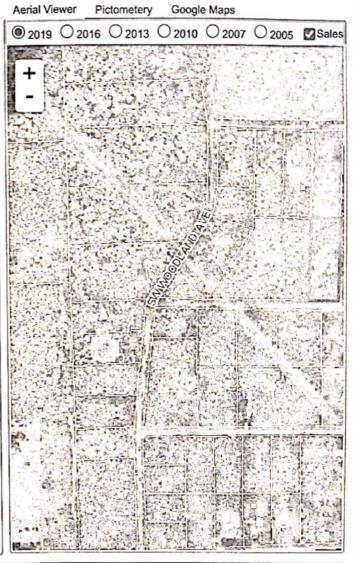
Owner & Pr	operty Info	Result: 3 of 4				
Owner	RIX JUSTIN 553 SW MAGNOLIA LN FORT WHITE, FL 32038					
Site	553 SW MAGNOLIA Ln, FORT WHITE					
Description*	LOT 21 SANTA FE RIVER PLANTATIONS REPLAT OF LOT 46. ORB 441-211, 897-1262, WD 1018- 2215. WD 1122-728.					
Area	2.12 AC S/T/R 30-7S-					
Use 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 <u>Use Code</u> 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 & A	Assessment Va	lues		
2021 Cert	tified Values	2022 Working Values		
Mkt Land	\$38,160	Mkt Land	\$38,160	
Ag Land	\$0	Ag Land	\$0	
Building	\$233,586	Building	\$230,667	
XFOB	\$4,864	XFOB	\$4,864	
Just	\$276,610	Just	\$273,691	
Class	\$0	Class	\$0	
Appraised	\$276,610	Appraised	\$273,691	
SOH Cap [?]	\$54,867	SOH Cap [?]	\$45,296	
Assessed	\$221,743	Assessed	\$228,395	
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000	
Total Taxable		O Total O Taxable	county:\$178,395 city:\$0 other:\$0 school:\$203,395	



Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/15/2007	\$360,000	1122/0728	WD	1	Q	
6/18/2004	\$237,000	1018/2215	WD	1	Q	
3/19/1999	\$12,300	0897/1262	WD	V	U	01

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2000	2571	3545	\$230,667

▼ Extra Features & Out Buildings (Codes)						
Code	Desc	Year Bit	Value	Units	Dims	
0180	FPLC 1STRY	2000	\$2,000.00	1.00	0 x 0	
0166	CONC,PAVMT	2000	\$2,564.00	1282.00	0 x 0	
0169	FENCE/WOOD	2017	\$300.00	1.00	0 x 0	

▼ Land Breakdown								
Code	Desc	Units	Adjustments	Eff Rate	Land Value			