

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 10/31/2024

Parcel: << 00-00-00-14441-000 (43043) >>

Owner & Property Info

Result: 1 of 1

Owner	FORTHOFER HILDA 263 SW YULAN STREET FORT WHITE, FL 32038		
Site	263 SW YULAN ST, FORT WHITE		
Description*	FORT WHITE: ALL BLOCK 68, EX THE N 100 FT. 315-01, DC 1231-903, 1231-915, WD 1247-2054, 1247-2050, 1247-2052, DC 1449-2613, PB 1469-1781,		
Area	0.53 AC	S/T/R	33-6S-16
Use Code**	SINGLE FAMILY (0100)	Tax District	4

*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	\$18,480	Mkt Land	\$18,480
Ag Land	\$0	Ag Land	\$0
Building	\$97,501	Building	\$97,501
XFOB	\$0	XFOB	\$0
Just	\$115,981	Just	\$115,981
Class	\$0	Class	\$0
Appraised	\$115,981	Appraised	\$115,981
SOH/10% Cap	\$5,124	SOH/10% Cap	\$1,798
Assessed	\$110,857	Assessed	\$114,183
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$60,857 city:\$0 other:\$0 school:\$85,857	Total Taxable	county:\$64,183 city:\$0 other:\$0 school:\$89,183

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.

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
6/23/2022	\$0	1459 / 1781	PB	I	U	18
1/8/2013	\$12,500	1247 / 2052	WD	I	U	30
1/8/2013	\$12,500	1247 / 2050	WD	I	U	30
1/4/2013	\$10,000	1247 / 2054	WD	I	U	30
3/9/2012	\$0	1231 / 915	PB	I	U	18

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1969	1080	2349	\$97,501

*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
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	23,100.000 SF (0.530 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$18,480

Search Result: 1 of 1

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by: GrizzlyLogic.com

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 10/31/2024 and may not reflect the data currently on file at our office.

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floor	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1	1. 100
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,519	94.0500	98.75	150,001	1969	1969	0	0	0	35.00

1 SINGLE FAM - 100% - 2023
Heated Area: 1080
HX Base Yr 2023

VALUATION SUMMARY

VALUATION BY	Tax Dist:	STANDARD
BUILDING MARKET VALUE	4	97,501
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		18,480
TOTAL MARKET VALUE		115,981
SCHLAGL Deduction		1,798
ASSESSED VALUE		114,183
TOTAL EXEMPTION VALUE	BX HB	50,000
BASE TAXABLE VALUE		64,183
TOTAL JUST VALUE		115,981
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		115,981

SALES DATA

OFF RECORD Number	DATE	TYPE	Q	V	RSN	INST	U	I	CD	SALE PRICE
1459/1781	6/23/2022	PB	U	I	18					0

GRANTOR: CLERK OF COURT
GRANTEE: FORTHOFFER HILDA
1247/2052 1/08/2013 WD U I 30 12,500
GRANTOR: STEPHEN M HUDSON
GRANTEE: VERNIE NELDER WILKI

LAND DESCRIPTION

L	USE	CLS	SFR	LAND USE DESCRIPTION	CAP	R	LUC	FRONT	DEPTH	TOT LND UTS	UNIT D	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0100	C			100			0.00	0.00	23,100.00 SF	1.00	1.00	0.80	0.80	18,480

EXTRA FEATURES

OB/XF N CODE	DESCRIPTION	BLD CAP	L	W	TOTALS
					2,349

BUILDING DIMENSIONS

UST= W31 S17 E10 USP= S17 BAS= W4 S2 UCP= W13 S25 E13 N259
S28 E17 UOP= S4 E15 N4 W155 E19 N30 W325 E21 N17 W215 E21 N175.

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