

# Columbia County Property Appraiser

Jeff Hampton

**2026 Working Values**

updated: 1/8/2026

Parcel: << **30-7S-17-10058-620 (37771)** >>

## Owner & Property Info

Result: 1 of 1

Owner	<b>GARMAN HEATHER E GARMAN CHARLES D</b> 245 SW MAGNOLIA LN FORT WHITE, FL 32038		
Site	245 SW MAGNOLIA LN, FORT WHITE		
Description*	LOT 30 SANTA FE RIVER PLANTATIONS REPLAT OF LOT 46. 813-255, POA 886-1929, 886-1932, WD 1024-798, WD 1411-210, WD 1472-2084,		
Area	2.12 AC	S/T/R	30-7S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	3

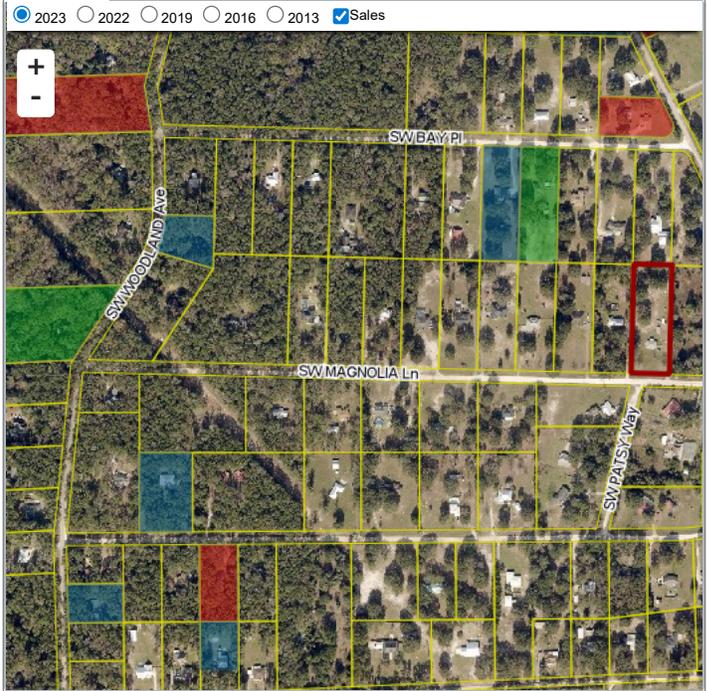
\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning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

## Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$46,640	Mkt Land	\$48,760
Ag Land	\$0	Ag Land	\$0
Building	\$200,783	Building	\$209,521
XFOB	\$5,184	XFOB	\$35,184
Just	\$252,607	Just	\$293,465
Class	\$0	Class	\$0
Appraised	\$252,607	Appraised	\$293,465
SOH/10% Cap	\$8,089	SOH/10% Cap	\$4,308
Assessed	\$244,518	Assessed	\$289,157
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$194,518 city:\$0 other:\$0 school:\$219,518	Total Taxable	county:\$238,435 city:\$0 other:\$0 school:\$264,157

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



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/5/2022	\$325,000	1472 / 2084	WD	I	Q	01
4/30/2020	\$192,000	1411 / 210	WD	I	Q	01
8/20/2004	\$129,500	1024 / 798	WD	I	Q	
8/18/1999	\$13,500	886 / 1932	WD	V	Q	01
11/1/1995	\$20,500	813 / 255	WD	V	U	35

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2000	1327	1575	\$209,521

\*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
0294	SHED WOOD/VINYL	2020	\$5,184.00	288.00	12 x 24
0030	BARN,MT	2025	\$30,000.00	1.00	x

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	2.120 AC	1.0000/1.0000 1.0000/ /	\$23,000 /AC	\$48,760

Search Result: 1 of 1

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