

Columbia County Property Appraiser

Jeff Hampton

2020 Preliminary Certified

updated: 10/9/2020

Retrieve Tax Record

2020 TRIM (pdf)

Property Card

Parcel List Generator

Show on GIS Map

Print

Parcel: << 30-7S-17-10058-611 >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 1

| | | | |
|--------------|---|--------------|----------|
| Owner | RIX JUSTIN 553 SW MAGNOLIA LN FORT WHITE, FL 32038 | | |
| Site | 553 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-17 |
| Use Code** | SINGLE FAM (000100) | 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

| 2019 Certified Values | | 2020 Preliminary Certified | |
|-----------------------|---|----------------------------|---|
| Mkt Land (1) | \$23,320 | Mkt Land (1) | \$26,500 |
| Ag Land (0) | \$0 | Ag Land (0) | \$0 |
| Building (1) | \$201,703 | Building (1) | \$216,128 |
| XFOB (3) | \$4,864 | XFOB (3) | \$4,864 |
| Just | \$229,887 | Just | \$247,492 |
| Class | \$0 | Class | \$0 |
| Appraised | \$229,887 | Appraised | \$247,492 |
| SOH Cap [?] | \$16,123 | SOH Cap [?] | \$28,811 |
| Assessed | \$213,764 | Assessed | \$218,681 |
| Exempt | HX H3 \$50,000 | Exempt | HX H3 \$50,000 |
| Total Taxable | county:\$163,764 city:\$163,764 other:\$163,764 school:\$188,764 | Total Taxable | county:\$168,681 city:\$168,681 other:\$168,681 school:\$193,681 |



Sales History

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

| Sale Date | Sale Price | Book/Page | Deed | V/I | Quality (Codes) | RCode |
|-----------|------------|-----------|------|-----|-----------------|-------|
| 6/15/2007 | \$360,000 | 1122/0728 | WD | I | Q | |
| 6/18/2004 | \$237,000 | 1018/2215 | WD | I | Q | |
| 3/19/1999 | \$12,300 | 897/1262 | WD | V | U | 01 |

Building Characteristics

| Bldg Sketch | Bldg Item | Bldg Desc* | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-----------|---------------------|----------|---------|-----------|------------|
| Sketch | 1 | SINGLE FAM (000100) | 2000 | 2571 | 3545 | \$216,128 |

*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 | Condition (% Good) |
|------|------------|----------|------------|----------|-----------|--------------------|
| 0180 | FPLC 1STRY | 2000 | \$2,000.00 | 1.000 | 0 x 0 x 0 | (000.00) |
| 0166 | CONC.PAVMT | 2000 | \$2,564.00 | 1282.000 | 0 x 0 x 0 | (000.00) |