

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 9/19/2024

Parcel: << 30-7S-17-10058-626 (37774) >>

Owner & Property Info

Result: 1 of 1

Owner	MEAGHER MICHAEL A MEAGHER NANCY LEE 258 SW WOODLAND AVE FORT WHITE, FL 32038		
Site	258 SW WOODLAND AVE, FORT WHITE		
Description*	LOT 36 SANTA FE RIVER PLANTATIONS REPLAT OF LOT 45. 799-1392, 823-749, WD 1289-517 WD 1289-1982, WD 1355-467,		
Area	5.55 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

2024 Certified Values		2025 Working Values	
Mkt Land	\$91,575	Mkt Land	\$91,575
Ag Land	\$0	Ag Land	\$0
Building	\$242,933	Building	\$242,933
XFOB	\$2,950	XFOB	\$2,950
Just	\$337,458	Just	\$337,458
Class	\$0	Class	\$0
Appraised	\$337,458	Appraised	\$337,458
SOH/10% Cap	\$127,517	SOH/10% Cap	\$121,219
Assessed	\$209,941	Assessed	\$216,239
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$159,941 city:\$0 other:\$0 school:\$184,941	Total Taxable	county:\$166,239 city:\$0 other:\$0 school:\$191,239

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.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/8/2018	\$255,000	1355 / 467	WD	I	Q	01
2/6/2015	\$100	1289 / 1982	WD	I	U	11
2/6/2015	\$212,500	1289 / 517	WD	I	Q	01
5/31/1996	\$17,900	823 / 749	QC	V	Q	01
12/16/1994	\$22,500	799 / 1392	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1996	2405	3089	\$242,933

*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
0190	FPLC PF	1997	\$1,200.00	1.00	0 x 0
0040	BARN,POLE	1997	\$1,750.00	700.00	20 x 35

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	5.550 AC	1.0000/1.0000 1.0000/.7500000 /	\$16,500 /AC	\$91,575

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

