

COLUMBIA COUNTY

Property Appraiser

Parcel 30-7S-17-10069-000

Owners

MCLEOD ADAM
MCLEOD KIMBERLEE ANNE
751 SW JACOB CT
FORT WHITE, FL 32038

Parcel Summary

Location	751 SW JACOB CT
Use Code	5000: IMPROVED AG
Tax District	3: COUNTY
Section	30
Township	7S
Range	17
Acreage	60.0800
Subdivision	DIST 3
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

BEGIN SW COR RUN E ALONG SOUTH LINE 1478.22 FT, TO W LINE OF SANTA FE RIVER PLANTATIONS, RUN N ALONG SAID WEST LINE 1755.21 FT, W 1428.89 FT, TO W LINE OF SEC, S 1764.63 FT TO POB.

ORB 506-333 & 334, QC 1158-1708, QC 1311-2377, QC 1331-889, QC 1336-2248,

Working Values

	2025
Total Building	\$308,903
Total Extra Features	\$18,960



29° 50' 56" N 82° 39' 21" W

	2025
Total Market Land	\$210,280
Total Ag Land	\$16,480
Total Market	\$538,143
Total Assessed	\$260,193
Total Exempt	\$50,000
Total Taxable	\$210,193
SOH Diff	\$87,650

Value History

	2023	2022	2021	2020	2019	2018
Total Building	\$285,396	\$261,195	\$222,557	\$205,560	\$189,500	\$0
Total Extra Features	\$18,960	\$18,960	\$18,960	\$18,960	\$18,960	\$0
Total Market Land	\$210,280	\$210,280	\$158,671	\$158,611	\$158,611	\$158,611
Total Ag Land	\$16,480	\$16,597	\$15,715	\$14,530	\$14,324	\$14,358
Total Market	\$514,636	\$490,435	\$400,188	\$383,131	\$367,071	\$158,611
Total Assessed	\$246,203	\$239,629	\$232,251	\$228,076	\$223,069	\$14,358
Total Exempt	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$0
Total Taxable	\$196,203	\$189,629	\$182,251	\$178,076	\$173,069	\$14,358
SOH Diff	\$78,133	\$60,623	\$27,681	\$13,614	\$2,355	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	QU	Reason	Type	V/I	Sale Price	Ownership
QC 1336/2248	2017-05-04	U	11	QUIT CLAIM DEED	Vacant	\$100	Grantor: DONNA K FRANKENHAUSER Grantee: ADAM & KIMBERLEE MCLEOD
QC 1331/0889	2017-02-02	U	11	QUIT CLAIM DEED	Vacant	\$100	Grantor: DONNA K FRANKENHAUSER Grantee: ADAM & KIMBERLEE MCLEOD
QC 1311/2377	2016-02-26	U	11	QUIT CLAIM DEED	Vacant	\$100	Grantor: DONNA K FRANKENHAUSER Grantee: DONNA K FRANKENHAUSER
QC 1158/1708	2008-09-11	Q	01	QUIT CLAIM DEED	Vacant	\$100	Grantor: JOHN E FRANKENHAUSER Grantee: DONNA FRANKENHAUSER & KIMBERLEE MCLEOD

Buildings

Building # 1, Section # 1, 203484, SFR

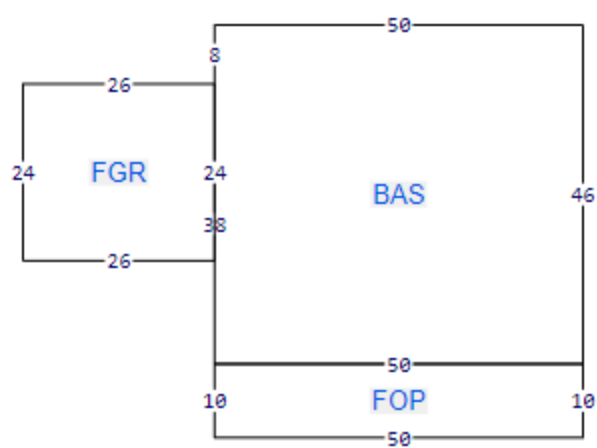
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	2300	\$325,161	2018	2018	0.00%	5.00%	95.00%	\$308,903

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	32	HARDIE BRD
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	13	LAM/VNLPLK
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
FR	Frame	02	WOOD FRAME
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
UT	Units	0.00	

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	2,300	100%	2,300
FGR	624	55%	343
FOP	500	30%	150



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value	Notes
0166	CONC,PAVMT			1040.00	\$2	2018	100%	\$2,080	
0040	BARN,POLE	56	80	4480.00	\$4	2018	100%	\$15,680	
0190	FPLC PF			1.00	\$1,200	2018	100%	\$1,200	

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value	Notes
0100	SFR	A-1	.00	.00	1.00	\$3,500.00/AC	1.00	1.00	\$3,500	
5600	TIMBER 3	A-1	.00	.00	29.16	\$283.00/AC	29.16	1.00	\$8,252	
6200	PASTURE 3	A-1	.00	.00	29.92	\$275.00/AC	29.92	1.00	\$8,228	
9910	MKT.VAL.AG	A-1	.00	.00	59.08	\$3,500.00/AC	59.08	1.00	\$206,780	

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Oct 16, 2018	36616	SFR	COMPLETED	SFR

TRIM Notices

2022
2023
2024

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of October 16, 2024.