

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 2/23/2023

Parcel: << 31-7S-17-10070-104 (37916) >>

Owner & Property Info

Result: 1 of 1

Owner	MAGURA MIKE MAGURA DEBORAH W 1006 SW WOODLAND AVE FT WHITE, FL 32038		
Site	1006 SW WOODLAND AVE, FORT WHITE		
Description*	AKA LOT 4 BLUEBIRD LANDING UNREC: COMM NW COR, RUN E 1381.30 FT FOR POB, CONT E 497.76 FT, S 114.27 FT TO PT OF A CURVE, SE'LY ALONG ARC OF CURVE 221.39 FT TO PT OF A CURVE, CONT SE'LY 216.53 FT, S 16 DEG W 282.20 FT TO PT OF A CURVE, SW'LY 44.39 FT, N 78 ...more>>>		
Area	10 AC	S/T/R	31-7S-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

2022 Certified Values		2023 Working Values	
Mkt Land	\$85,000	Mkt Land	\$85,000
Ag Land	\$0	Ag Land	\$0
Building	\$329,400	Building	\$329,400
XFOB	\$25,836	XFOB	\$25,836
Just	\$440,236	Just	\$440,236
Class	\$0	Class	\$0
Appraised	\$440,236	Appraised	\$440,236
SOH Cap [?]	\$84,613	SOH Cap [?]	\$73,944
Assessed	\$355,623	Assessed	\$366,292
Exempt	HX HB DX \$50,500	Exempt	HX HB DX \$55,000
Total Taxable	county:\$305,123 city:\$0 other:\$0 school:\$330,123	Total Taxable	county:\$311,292 city:\$0 other:\$0 school:\$336,292

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/17/2018	\$100	1352/1515	LE	I	U	14
11/14/2006	\$500,000	1102/0209	WD	I	Q	
6/12/2002	\$100	0955/1144	WD	V	U	06

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2004	3136	5067	\$329,400

*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
0190	FPLC PF	2003	\$1,200.00	1.00	0 x 0
0166	CONC.PAVMT	2003	\$6,452.00	3226.00	0 x 0
0320	WATER TRMT SYST	2004	\$12,500.00	1.00	0 x 0
0040	BARN,POLE	2013	\$3,528.00	784.00	28 x 28
0060	CARPORT F	2013	\$2,156.00	616.00	22 x 28

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	10.000 AC	1.0000/1.0000 1.0000/ /	\$8,500 /AC	\$85,000