E1/2 OF E1/2 OF NE1/4 OF SE1/4 L
& S 163.93 FT OF E 331.99 FT OF

BLACKBURN MARY J
3210 SOUTHWEST 105TH AVENUE
MIAMI, FL 33165

2026

30-6S-17-09813-009

BUILDING CHARACTERISTICS

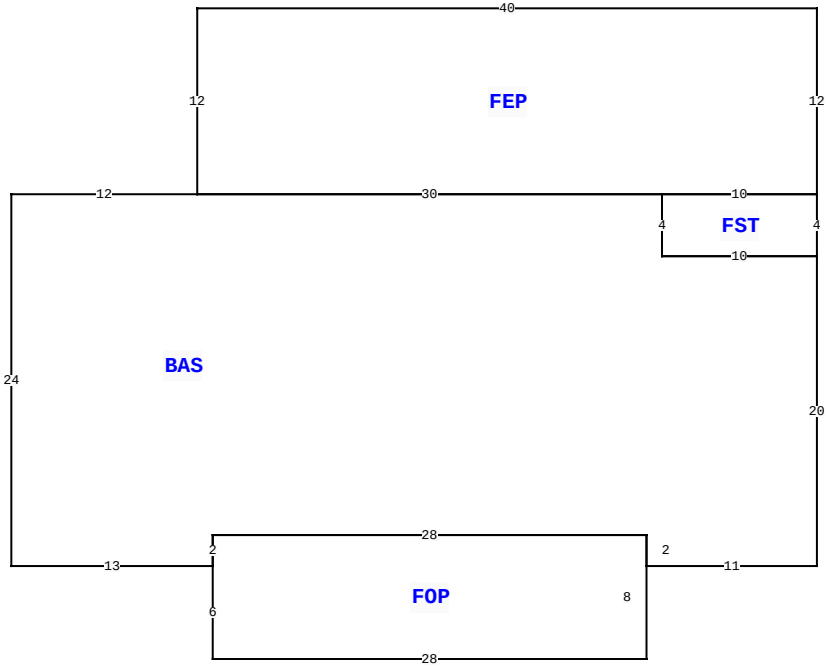
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	83,319
FEP	480	80		384	27,773
FOP	224	30		67	4,846
FST	40	55		22	1,591
TOTALS	1,896			1,625	117,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,625	99.3465	111.27	180,814	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1152 HX Base Yr



2203 SW COUNTY ROAD 18 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	117,529
TOTAL MARKET OB/XF VALUE	5,826
TOTAL LAND VALUE - MARKET	68,428
TOTAL MARKET VALUE	191,783
SOH/AGL Deduction	0
ASSESSED VALUE	191,783
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	191,783
TOTAL JUST VALUE	191,783
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1463/99	3/30/2022	WD	U	I	30	150,000
GRANTOR: BLACKBURN SHIRLEY J						
GRANTEE: BLACKBURN MARY J						
0682/0137	4/14/1989	WD	Q	I		93,000
GRANTOR: RICHARDS DONALD						
GRANTEE: BLACKBURN ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S24 E13 FOP= S6 E28N8 W28 S2$ N2 E28 S2 E11 N20 FST= N4 W10 S4 E10$ W10 N4 FEP= E10 N12 W40 S12 E30 $ W30$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0020	BARN,FR	0	0	40	41	1.00	UT	0.00	0.00	100	0	0	3	100	4,000	
3	0070	CARPORT UF	0	0	16	24	384.00	UT	3.00	3.00	50	1993	1993	3	50	576	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 5,826

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	10.29	AC		1.00	1.00	0.70	9,500.00	6,650.00	68,428							

REVIEW DATE 10/18/2017 BY DF Total Acres: 10.29 Total Land Value: 68,428 Market: 0 Agricultural: 0 Common: 68,428 PRINTED 10/03/2025 BY SYS