

BLUEBIRD LANDING OWNERS ASSOCIATION INC
1824 SW WOODLAND AVE
FORT WHITE, FL 32038

31-7S-17-10070-098

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall04SINGLE SID 100

Roof Structur03GABLE/HIP 100

Roof Cover01MINIMUM 100

Interior Wall04PLYWOOD 100

Interior Floo09PINE WOOD 100

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms1100

Bathrooms1100

Frame01NONE 100

Stories1.1.100

Architectual Units05CONV 100

Condition Adj0303 100

Kitchen Adjus0101 100

Quality0303

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC31717.001.00/

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS33610033612,599

USP20035702,625

TOTALS53640615,223

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10040BARN, POLE001016160.00UT2.502.503019931993330120

20040BARN, POLE001832576.00UT2.502.5075201720173751,080

30040BARN, POLE00001.00UT0.000.001002017201731001,400

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10100CSFR0A-10.000.0023.62AC1.001.001.00500.00500.0011,810

REVIEW DATE01/05/2018BY DFTotal Acres: 23.62Total Land Value: 11,810Market: 0Agricultural: 0Common: 11,810PRINTED 11/18/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTAPNORM% COND

01000140683.700093.7438,05819601960002535.0040.00

Heated Area: 336HX Base Yr

BAS

USP

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

1824 SW WOODLAND AVE, FORT WHITE

TOTAL OB/XF2,600

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1

3

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE15,223

TOTAL MARKET OB/XF VALUE2,600

TOTAL LAND VALUE - MARKET11,810

TOTAL MARKET VALUE29,633

SOH/AGL Deduction0

ASSESSED VALUE29,633

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE29,633

TOTAL JUST VALUE29,633

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE29,633

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / V / I / RSNSALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S12 USP= S5 E4 S4 E20 N9 W24\$ E28 N12\$.