

AKA LOT 4 BLUEBIRD LANDING
UNREC: COMM NW COR, RUN E
1381.30 FT FOR POB, CONT E

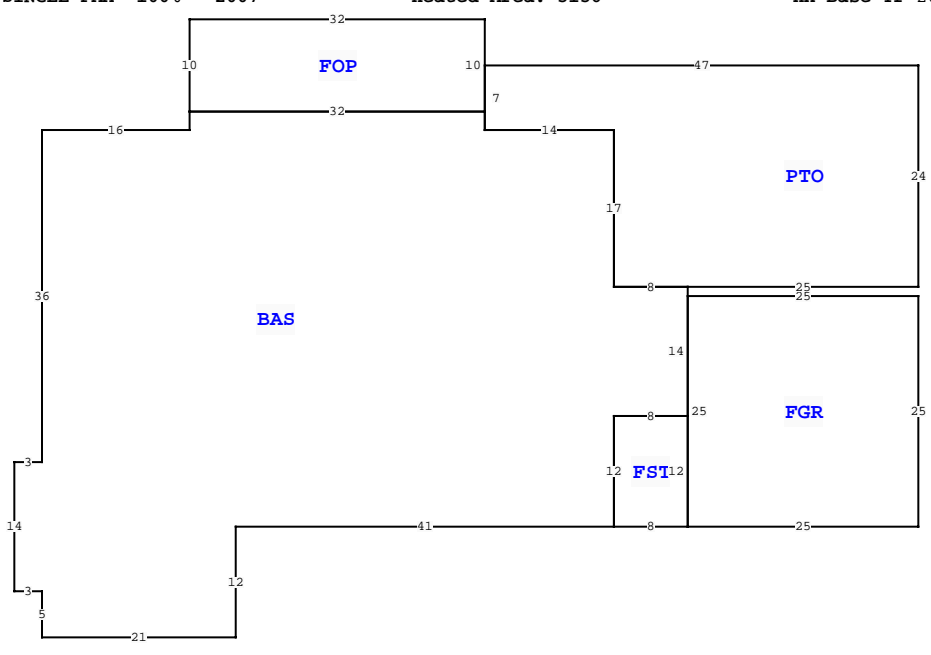
MAGURA MIKE/MAGURA DEBORAH W
1006 SW WOODLAND AVE
FT WHITE, FL 32038

2026

31-7S-17-10070-104
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31717.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,136	100	
FGR	625	55	
FOP	320	30	
FST	96	55	
PTO	890	5	
TOTALS	5,067		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2007		Heated Area: 3136					HX Base Yr	2007



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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			404,667
TOTAL MARKET OB/XF VALUE			25,836
TOTAL LAND VALUE - MARKET			120,000
TOTAL MARKET VALUE			550,503
SOH/AGL Deduction			150,634
ASSESSED VALUE			399,869
TOTAL EXEMPTION VALUE	HX HB DX		55,722
BASE TAXABLE VALUE			344,147
TOTAL JUST VALUE			550,503
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			555,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046653	Roof Replacement	28,000	03/06/2023
20010	SFR	462	10/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1352/1515	1/17/2018	LE	U	I	14	100
GRANTOR: MIKE & DEBORAH W MAGU						
GRANTEE: MIKE & DEBORAH W MA						
1102/0209	11/14/2006	WD	Q	I		500,000
GRANTOR: H A BUIE SR						
GRANTEE: MIKE & DEBORAH W MA						

EXTRA FEATURES		1006 SW WOODLAND AVE, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100 0 0
2	0166	CONC, PAVMT	0 100 0 0
3	0320	WATER TRMT	0 100 0 0
4	0040	BARN, POLE	0 100 28 28
5	0060	CARPORT F	0 100 22 28

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/15/2024	MLU	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W16 S36 W3 S14 E3 S5 E21 N12 E41 FST= E8 FGR= E25 N25 W25 S25 N12 W8 S12 N12 E8 N14 PTO= E25 N24 W47 S7 E14 S17 E8 S W8 N17 W14 N2 POP= N10 W32 S10 E32 S W32 S2 S.	

LAND DESCRIPTION		TOTAL OB/XF 25,836																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	120,000							