AKA LOT 5 BLUEBIRD LANDING UNREC
RUN E 690.12 FT FOR POB, CONT E
663.45 FT, W 681.23 FT, N 638.72

ARRINGTON STEVE/ARRINGTON KERRYANNE
PO BOX 1653
HIGH SPRINGS, FL 32655

2026

31-7S-17-10070-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

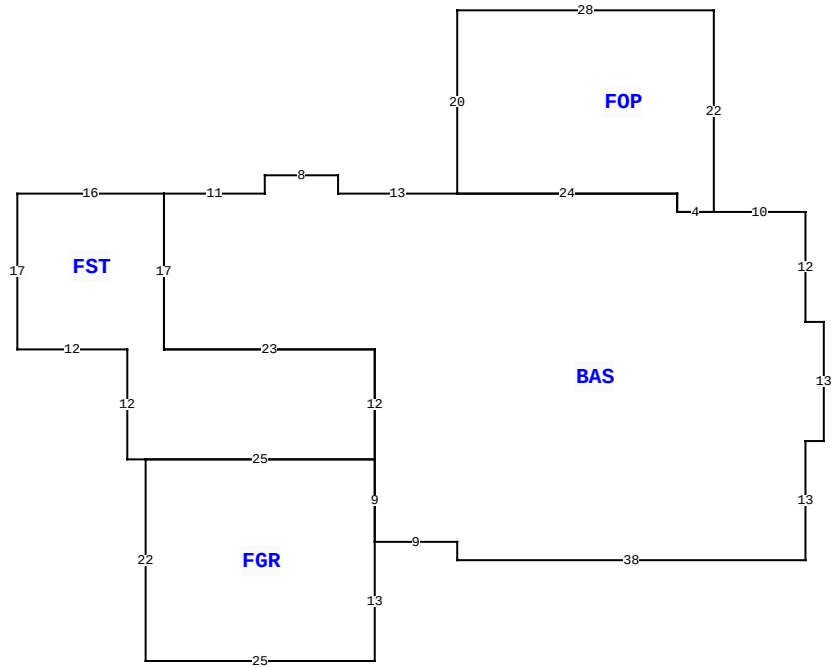
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,267	100		2,267	293,891
FGR	550	55		302	39,151
FOP	568	30		170	22,039
FST	596	55		328	42,521
TOTALS	3,981			3,067	397,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,067	120.5710	135.04	414,168	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 2267 HX Base Yr 2022



111 SW BLUE BIRD CT, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		397,601
TOTAL MARKET OB/XF VALUE		1,440
TOTAL LAND VALUE - MARKET		122,880
TOTAL MARKET VALUE		521,921
SOH/AGL Deduction		177,754
ASSESSED VALUE		344,167
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		293,445
TOTAL JUST VALUE		521,921
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		526,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041507	New Residential C	390,650	03/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1409/1751	4/06/2020	WD	U	V	19	90,100
GRANTOR: H A BUIE AS PR FOR H						
GRANTEE: STEVE & KERRYANNE A						
1116/1048	4/06/2007	WD	Q	V	06	220,000
GRANTOR: BUIE TRUSTEE						
GRANTEE: HUGH A BUIE SR						

BUILDING NOTES

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	0166	CONC,PAVMT	0	100	0	0	480.00	UT	3.00	3.00	100	2022	2021		100	1,440	

BUILDING DIMENSIONS

BAS=[ORIG=-31,-30] S17 E23 S12 S9 E9 S2 E38 N13 E2 N13 W2 N12 W10 W4 N2 W24 W13 N2 W8 S2 W11 $
FST=[ORIG=-47,-30] S17 E12 S12 E2 E25 N12 W23 N17 W16 $
FGR=[ORIG=-33,-1] S22 E25 N13 N9 W25 $
FOP=[ORIG=1,-50] S20 E24 S2 E4 N22 W28 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,440

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	100					10.24	AC		1.00	1.00	1.00	12,000.00	12,000.00	122,880							

REVIEW DATE 12/02/2021 BY TW Total Acres: 10.24 Total Land Value: 122,880 Market: 0 Agricultural: 0 Common: 122,880 PRINTED 11/18/2025 BY SYS