

KELLER STEVE/SINGLETON JUANITA
108 SW BLUE BIRD CT
FORT WHITE, FL 32038

31-7S-17-10070-106

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY		STANDARD															
Exterior Wall		32	HARDIE BRD 80		0100	01	3,935	116.3800	512,927	2022	2022	0	0	0	3.00	97.00	Tax Group: 3		Tax Dist:															
Exterior Wall		19	COMMON BRK 20		1 SINGLE FAM 100% - 2023										Heated Area: 3110										HX Base Yr 2023									
Roof Structur		08	IRREGULAR 100												BUILDING MARKET VALUE										497,539									
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE										194,280									
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET										120,360									
Interior Floo		13	LAM/VNLPLK 100												TOTAL MARKET VALUE										706,357									
Interior Floo		00	N/A 0												SOH/AGL Deduction										124,929									
Air Condition		03	CENTRAL 100												ASSESSED VALUE										581,428									
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										HX HB 50,722									
Bedrooms			3 100												BASE TAXABLE VALUE										530,706									
Bathrooms			3.5 100												TOTAL JUST VALUE										812,179									
Frame		02	WOOD FRAME 100												NCON VALUE										0									
Stories		1.	1. 100		INCOME VALUE																													
Units			0 100		PREVIOUS YEAR MKT VALUE										818,438																			
Condition Adj		03	03 100																															
Kitchen Adjus		01	01 100																															
Quality		07	07																															
DOR CODE		5000	IMPROVED AG																															
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	3,110	100	2023	3,110	393,227																													
FGR	768	55	2023	422	53,358																													
FOP	1,342	30	2023	403	50,955																													
TOTALS		5,220			3,935	497,539																												
EXTRA FEATURES					108 SW BLUE BIRD CT, FORT WHITE										BLD DATE					LGL DATE					05/15/2024					MLU				
															XF DATE					LAND DATE														
															INC DATE					AG DATE														
L N	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	460.00	UT	3.00	3.00	100	2023	2022	100		1,380																		
2	0020	BARN, FR	0	100	82	62	5,084.00	UT	25.00	25.00	100	2024	2023	100		127,100																		
3	0280	POOL R/CON	0	100	0	0	624.00	UT	70.00	70.00	100	2025	2024	98		42,806																		
4	0166	CONC, PAVMT	0	100	0	0	883.00	UT	3.00	3.00	100	2025	2024	100		2,649																		
5	0282	POOL ENCL	0	100	0	0	1,507.00	UT	15.00	15.00	100	2025	2024	90		20,345																		
LAND DESCRIPTION										TOTAL OB/XF										194,280														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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						1.03	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,360																
2	6200	A	PASTURE 3	0			A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	242.00	242.00	2,178																
3	9910	M	MKT. VAL. AG	0			A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	108,000																
REVIEW DATE		11/18/2024		BY	HC		Total Acres: 10.03		Total Land Value: 14,538		Market: 108,000		Agricultural: 2,178		Common: 12,360		PRINTED 11/18/2025 BY SYS																	