

AKA LOT 13 BLUEBIRD LANDING UNRE
OF NW1/4 OF NE1/4, W 6.65 FT, S
POB, CONT S'LY 700.83 FT, W 731.

TEDDER JOHN H/OLSON MEGAN
349 SW OAK GLN
FORT WHITE, FL 32038-2187

2026

31-7S-17-10070-113



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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

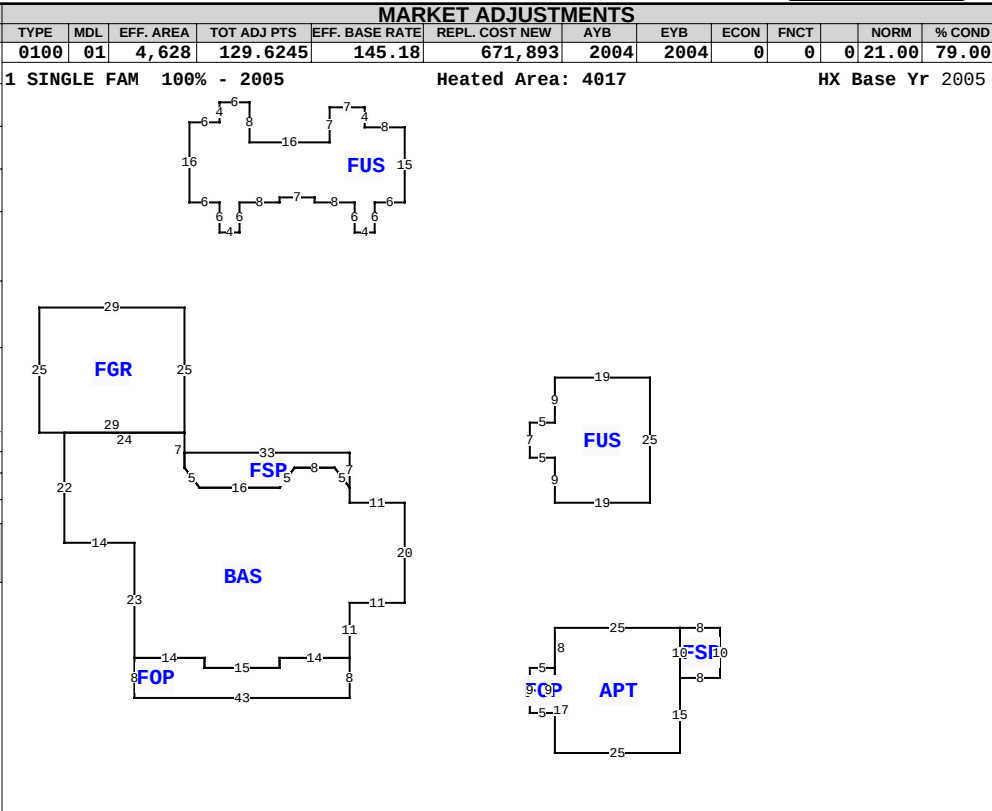
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31717.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	625	100		625	71,683
BAS	2,180	100		2,180	250,029
FGR	725	55		399	45,762
FOP	45	30		14	1,606
FOP	314	30		94	10,781
FSP	80	40		32	3,670
FSP	181	40		72	8,258
FUS	510	100		510	58,493
FUS	702	100		702	80,514

TOTALS	5,362			4,628	530,795
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1,059.00	UT	2.00	2.00
2	0280	POOL R/CON	0 100	17	35	595.00	UT	70.00	70.00
3	0282	POOL ENCL	0 100	29	52	1,508.00	UT	15.00	15.00
4	0040	BARN, POLE	0 100	40	40	1,600.00	UT	4.50	4.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	10.61
2	0000	C	VAC RES	100		A-1	0.00	0.00	10.72



349 SW OAK GLN, FORT WHITE	BLD DATE	LGL DATE	05/15/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2004	2004	3	100	2,118	
100	2004	2004	3	43	17,910	
100	2004	2004	3	40	9,048	
100	2013	2013	3	100	7,200	

TOTAL OB/XF									
36,276									

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		530,795	
TOTAL MARKET OB/XF VALUE		36,276	
TOTAL LAND VALUE - MARKET		204,768	
TOTAL MARKET VALUE		771,839	
SOH/AGL Deduction		250,276	
ASSESSED VALUE		521,563	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		470,841	
TOTAL JUST VALUE		771,839	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		761,638	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053690	Roof Replacement	7,228	07/29/2025
000053682	Roof Replacement	35,584	07/28/2025
000049359	Remodel	4,000	03/05/2024
21816	POOL	150	04/30/2004
21358	ADDN SFR	86	12/17/2003
20978	SFR	653	08/14/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0966/2642	11/01/2002	WD	Q	I		92,200	
GRANTOR: H A BUIE SR							
GRANTEE: JOHN TEDDER & MEGAN							
0956/2451	6/28/2002	WD	Q	I	01	100	
GRANTOR: H A BUIE SR							
GRANTEE: H A BUIE SR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W11 N3 FSP= N7 W33 S3 D4 R3 E16 R3 U4 E8 D4 R3 \$ L3 U4 W8 D4 L3 W16 L3 U4 N7 FGR= N25 W29 S25 E29\$ W24 S22 E14 S23 FOP= S8 E43 N8 W14 S2 W15 N2 W14\$ E14 S2 E15 N2 E14 N11 E11 N20\$ PTR= N60 FUS= N15 W8 N4 W7 S7 W16 N8 W6 S4 W6 S16 E6 S6 E4 N6 E8 N1 E7 S1 E8 S6 E4 N6 E6\$ S60\$PTR= E30 FUS= E19 N25 W19 S9 W5 S7 E5 S9\$ W30\$ PTR= E30 S50 APT= E25 N15 FSP= E8 N10 W8 S10\$ N10 W25 S8 FOP= W5 S9 E5 N9\$ S17\$ N50 W30\$.									