

LOT 14 BLUEBIRD LANDING UNREC: C
NW1/4, RUN E 50.03 FT, S 1392.44
N 87 DEG E 725.23 FT, S 7 DEG W

THOMAS FRANK C/THOMAS VALERIE A
249 SW OAK GLN
FORT WHITE, FL 32038

2026

31-7S-17-10070-114



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	32	HARDIE BRD 100		0100	01	3,447	120.9065	135.42	466,793	2009	2009		0		0	16.00	84.00	VALUATION BY															
Roof Structur	03	GABLE/HIP 100		2 SINGLE FAM 100% - 2010										Heated Area: 2324					HX Base Yr 2010					STANDARD									
Roof Cover	03	COMP SHNGL 100																															
Interior Wall	05	DRYWALL 100																															
Interior Floo	15	HARDTILE 70																															
Interior Floo	08	SHT VINYL 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																															
Quality		07	07																														
DOR CODE		0100SINGLE 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	2,324	100		2,324	264,361																												
FGR	875	55		481	54,715																												
FOP	72	30		22	2,502																												
FOP	432	30		130	14,788																												
FSP	480	40		192	21,841																												
UST	662	45		298	33,898																												
TOTALS		4,845			3,447	392,106	245 SW OAK GLN, FORT WHITE										BLD DATE		LGL DATE		05/15/2024		MLU										
EXTRA FEATURES																		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	14	32	448.00	UT	2.00	2.00	100	2004	2004	3	100	896																	
2	0166	CONC, PAVMT	0	100	0	0	1,335.00	UT	2.25	2.25	100	2009	2009	3	100	3,004																	
3	0021	BARN, FR AE	0	100	40	32	1,280.00	UT	20.00	20.00	100	1994	1994	3	100	25,600																	
4	0260	PAVEMENT - A	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500																	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300																	
6	0031	BARN, MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	6,800																	