AKA LOT 15 BLUEBIRD LANDING UNRE
COR OF NW1/4, RUN E 50.03 FT, S
FOR POB, CONT S'LY 640.24 FT, N

BERGENS ROBERT KEITH
1167 SW WOODLAND AVE
FORT WHITE, FL 32038

2026

31-7S-17-10070-115

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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
Quality	07	07

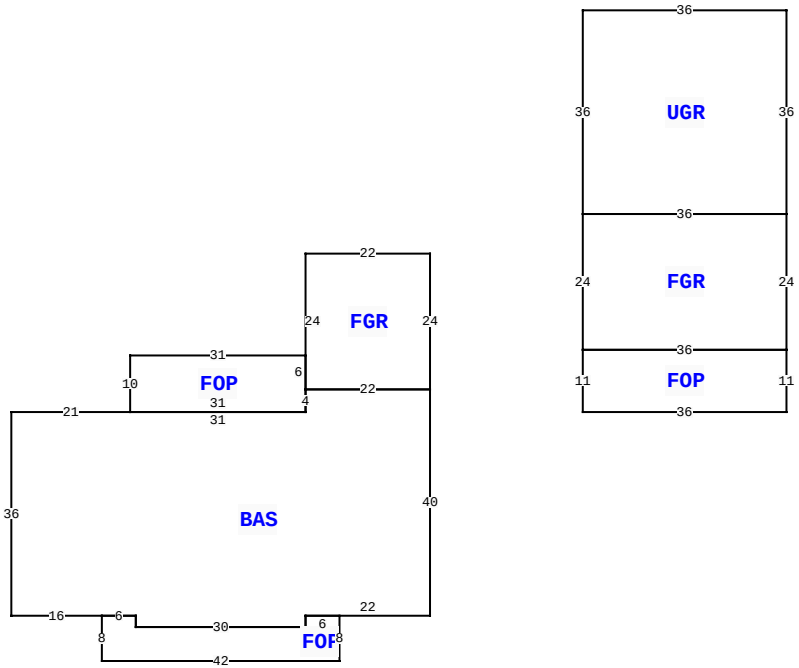
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 31717.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,812	100		2,812	379,047
FGR	528	55		290	39,091
FGR	864	55		475	64,028
FOP	276	30		83	11,188
FOP	310	30		93	12,536
FOP	396	30		119	16,041
UGR	1,296	45		583	78,586
TOTALS	6,482			4,455	600,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	4,455	128.0400	143.40	638,847	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2023 Heated Area: 2812 HX Base Yr 2023



1167 SW WOODLAND AVE, FORT WHITE

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

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		600,516
TOTAL MARKET OB/XF VALUE		60,374
TOTAL LAND VALUE - MARKET		120,720
TOTAL MARKET VALUE		781,610
SOH/AGL Deduction		330,589
ASSESSED VALUE		451,021
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		400,299
TOTAL JUST VALUE		781,610
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		789,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39325	POOL	0	02/26/2020
38529	SFR	0	08/27/2019
38530	STORAGE	482	08/27/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/347	5/31/2022	WD	Q	I	01	908,200

GRANTOR: HARTZOG CARL MICHAEL
GRANTEE: BERGENS ROBERT KEIT

1390/2471	8/07/2019	WD	Q	V	01	100,000

GRANTOR: BRIAN L & CATHERINE G
GRANTEE: CARL MICHAEL & BREN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S36 E16 FOP= S8 E42 N8 W6$ S2 W30 N2 W6$ E6 S2 E30 N2 E22 N40 FGR= N24 W22 S24 E22$ W22 FOP= N6 W31 S10 E31 N4$ S4 W31$ PTR= E80 FOP= E36 N11 FGR= N24UGR= N36 W36 S36 E36$ W36 S24 E36$ W36 S11$ W80$.

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	624.00	UT	2.25	2.25	100	2020	2020	3	100	1,404	
2	0260	PAVEMENT-A	0	100	0	0	3,752.00	UT	1.50	1.50	100	2020	2020	3	100	5,628	
3	0120	CLFENCE 4	0	100	0	0	132.00	UT	5.50	5.50	100	2020	2020	3	100	726	
4	0280	POOL R/CON	0	100	0	0	826.00	UT	70.00	70.00	100	2020	2020	3	91	52,616	

LAND DESCRIPTION

TOTAL OB/XF 60,374

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		A-1	0.00	0.00	10.06	AC		1.00	1.00	1.00	12,000.00	12,000.00	120,720							

REVIEW DATE 09/19/2022 BY CP Total Acres: 10.06 Total Land Value: 120,720 Market: 0 Agricultural: 0 Common: 120,720 PRINTED 11/19/2025 BY SYS