AKA LOT 17 BLUEBIRD LANDING UNRE
RUN S 1804.99 FT, E 814.42 FT FO
359.61 FT TO PT OF A CURVE, NW'L

ZAZICKI-FRIEDEL KAREN/FRIEDEL MICHAEL R
367 SW BLUEBIRD CT
FORT WHITE, FL 32038

2026

31-7S-17-10070-117

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

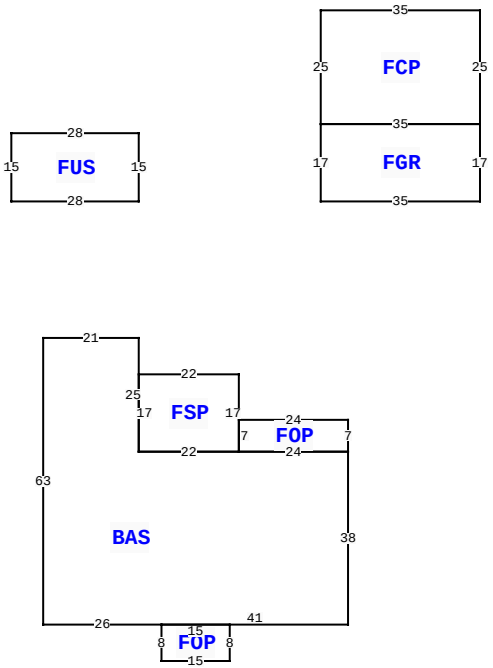
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
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	3,071	100		3,071	381,808
FCP	875	25		219	27,227
FGR	595	55		327	40,655
FOP	120	30		36	4,476
FOP	168	30		50	6,217
FSP	374	40		150	18,649
FUS	420	100		420	52,217
TOTALS	5,623			4,273	531,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,273	137.0468	153.49	655,863	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2021 Heated Area: 3491 HX Base Yr 2021



367 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		531,249
TOTAL MARKET OB/XF VALUE		35,107
TOTAL LAND VALUE - MARKET		120,240
TOTAL MARKET VALUE		581,116
SOH/AGL Deduction		110,345
ASSESSED VALUE		470,771
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		420,049
TOTAL JUST VALUE		686,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		694,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045262	Electrical Servic	0	08/23/2022
000045114	Storage Building	10,000	08/08/2022
000041543	Roof Replacement	27,365	03/18/2021
25390	POOL	175	01/10/2007
24498	SFR	943	05/11/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1410/0290	4/07/2020	WD	Q	I	01	650,000
GRANTOR: WALLACE YNN & LYNNETT						
GRANTEE: KAREN ZAZICKI-FRIED						
0955/1171	6/12/2002	WD	Q	V	06	100
GRANTOR: H A BUIE SR						
GRANTEE: H A BUIE SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S63 E26 FOP= S8 E15 N8 W15$ E41 N38 FOP= N7 W24 S7 E24$ W24 FSP= N17 W22 S17 E22$ W22 N25$ PTR= N30 FUS= N15 W28 S15 E28$ S30 PTR= N30 E40 FGR= E35 N17 FCP= N25 W35 S25 E35$ W35 S17 $ S30 W40$.

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	2,050.00	UT	3.00	3.00	100	2006	2006	3	100	6,150	
2	0280	POOL R/CON	0	100	0	0	433.00	UT	70.00	70.00	100	2007	2007	3	54	16,367	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
4	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	2017	2017	3	100	2,750	
5	0060	CARPORT F	0	100	24	24	576.00	UT	15.00	15.00	100	2023	2022		100	8,640	

LAND DESCRIPTION

TOTAL OB/XF 35,107

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					1.02	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,240							
2	6200	A	PASTURE 3	100					9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	100					9.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	108,000							

REVIEW DATE 09/06/2022 BY JB Total Acres: 10.02 Total Land Value: 14,760 Market: 108,000 Agricultural: 2,520 Common: 12,240 PRINTED 11/19/2025 BY SYS