AKA LOT 19 BLUEBIRD LANDING UNRE
COR, RUN S 1804.99 FT FOR POB, C
FT, E 815.23 FT, N 543.43 FT, W

FALLMAN C. PAUL & DEBRA J FALLMAN FAMILY REVOCABLE
PO BOX 25
FLAGLER BEACH, FL 32136-0025

2026

31-7S-17-10070-119

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5200	CROPLAND CLS2	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	120,240
TOTAL MARKET VALUE	3,707
SOH/AGL Deduction	0
ASSESSED VALUE	3,707
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,707
TOTAL JUST VALUE	120,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1503/532	11/17/2023	WD	Q	V	01	210,000
GRANTOR: PECK JAMES C						
GRANTEE: FALLMAN C. PAUL & D						
1492/2065	5/31/2023	WD	Q	V	01	200,000
GRANTOR: REARDON BARBARA						
GRANTEE: PECK JAMES C						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5200	A	CROPLAND 2	0		A-1	0.00	0.00	10.02	AC		1.00	1.00	1.00	370.00	370.00	3,707							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.02	AC		1.00	1.00	1.00	12,000.00	12,000.00	120,240							

REVIEW DATE 05/15/2024 BY MLU Total Acres: 10.02 Total Land Value: 3,707 Market: 120,240 Agricultural: 3,707 Common: 0 PRINTED 11/19/2025 BY SYS