(AKA LOT 24 BLUEBIRD LANDING S/D
COMM NE COR OF NW1/4, RUN E 50.0
1392.44 FT, S 8 DEG E 640.24 FT

SMITH SEAN
3722 NW 25TH TER
GAINESVILLE, FL 32605

2026

31-7S-17-10070-124

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

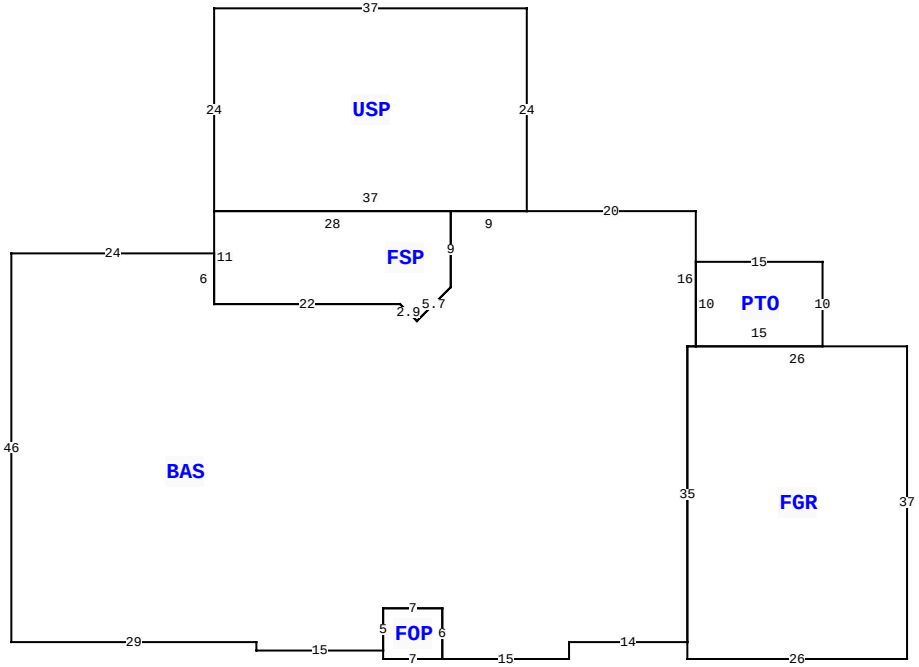
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	3,683	100		3,683	384,143
FGR	962	55		529	55,176
FOP	42	30		13	1,356
FSP	310	40		124	12,933
PTO	150	5		8	835
USP	888	35		311	32,438
TOTALS	6,035			4,668	486,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,668	119.3973	133.72	624,205	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 0% - 2025 Heated Area: 3683 HX Base Yr



258 SW OAK GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 MLU
INC DATE		AG DATE	05/23/2022 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	486,880
TOTAL MARKET OB/XF VALUE	21,060
TOTAL LAND VALUE - MARKET	221,760
TOTAL MARKET VALUE	607,062
SOH/AGL Deduction	0
ASSESSED VALUE	607,062
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	607,062
TOTAL JUST VALUE	729,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	735,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19963	SFR	608	09/13/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1542/1351	6/04/2025	TR	U	I	11	100
GRANTOR: SMITH SONDRA L REVOCA						
GRANTEE: SMITH SEAN						
1348/1917	11/08/2017	LE	U	I	14	100
GRANTOR: SONDRA L SMITH (LIFE						
GRANTEE: THE SONDRA L SMITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 USP= N24 W37 S24 E37$ W9 FSP= W28 S11 E22 D2 R2 R4 U4 N9$ S9 D4 L4 L2 U2 W22 N6 W24 S46 E29 S1 E15 FOP= S1 E7 N6 W7 S5$ N5 E7 S6 E15 N2 E14 FGR= S2 E26 N37 W26 S35$ N35 E1 PTO= E15 N10 W15 S10$ N16$.

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	0	0	0	1,755.00	UT	2.00	2.00	100	2003	2003	3	100	3,510	
2	0031	BARN,MT AE	0	0	39	48	1,872.00	UT	7.50	7.50	100	2003	2003	3	100	14,040	
3	0166	CONC,PAVMT	0	0	0	0	1,755.00	UT	2.00	2.00	100	2003	2003	3	100	3,510	

LAND DESCRIPTION

TOTAL OB/XF 21,060

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	0		A-1	0.00	0.00	10.02	AC		1.00	1.00	0.80	12,000.00	9,600.00	96,192							
2	6200	A	PASTURE 3	0			0.00	0.00	13.08	AC		1.00	1.00	0.80	280.00	224.00	2,930							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	13.08	AC		1.00	1.00	0.80	12,000.00	9,600.00	125,568							

REVIEW DATE 01/05/2018 BY DF Total Acres: 23.10 Total Land Value: 99,122 Market: 125,568 Agricultural: 2,930 Common: 96,192 PRINTED 11/19/2025 BY SYS