

AKA LOT 29 BLUEBIRD LANDING
UNREC: COMM SW COR OF NW1/4,
RUN S 7.37 FT, E 816 FT FOR

ELLIS GILBERT E (TRUSTEE)
547 SW BLUEBIRD CT
FORT WHITE, FL 32038

2026

31-7S-17-10070-129



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

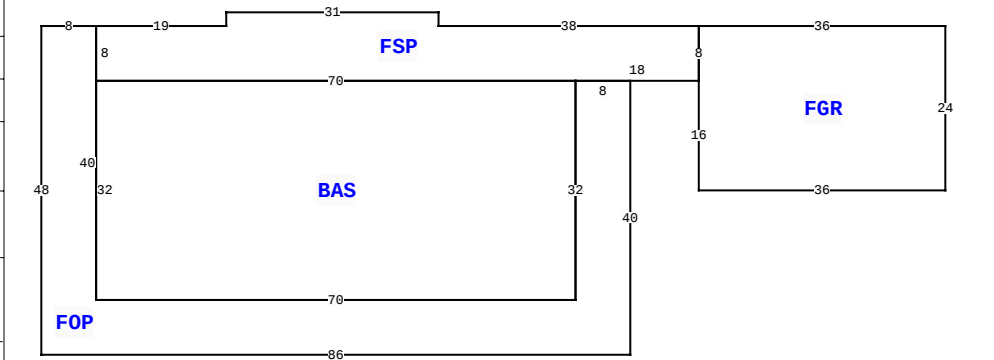
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		02
NEIGHBORHOOD/LOC	31717.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,240	100		2,240	259,079
FGR	864	55		475	54,938
FOP	1,264	30		379	43,835
FSP	766	40		306	35,392
TOTALS	5,134			3,400	393,244

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00
2	0166	CONC,PAVMT	0	100	0	0	1,222.00	UT	2.50
3	0040	BARN,POLE	0	100	36	36	1,296.00	UT	2.50
4	0251	LEAN TO W/	0	100	8	26	288.00	UT	4.00
5	0060	CARPORT F	0	100	16	40	640.00	UT	3.50
6	0040	BARN,POLE	0	100	24	40	960.00	UT	4.50
7	0040	BARN,POLE	0	100	12	24	288.00	UT	4.50
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00
9	0282	POOL ENCL	0	100	24	31	744.00	UT	15.00
10	0280	POOL R/CON	0	100	12	21	252.00	UT	70.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	10.47

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,400	127.4900	142.79	485,486	2006	2006	0	0	0	19.00	81.00	
1 SINGLE FAM 100% - 2007 Heated Area: 2240 HX Base Yr 2007													



547 SW BLUE BIRD CT, FORT WHITE	BLD DATE	LGL DATE	
	XF DATE	LAND DATE	05/15/2024
	INC DATE	AG DATE	MLU

TOTAL OB/XF													
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR
AC		1.00	1.00	1.00	12,000.00	12,000.00	125,640						

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		393,244	
TOTAL MARKET OB/XF VALUE		45,257	
TOTAL LAND VALUE - MARKET		125,640	
TOTAL MARKET VALUE		564,141	
SOH/AGL Deduction		165,675	
ASSESSED VALUE		398,466	
TOTAL EXEMPTION VALUE		HX HB SX WR	
BASE TAXABLE VALUE		292,744	
TOTAL JUST VALUE		564,141	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		557,158	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054248	Roof Replacement	27,000	10/16/2025
40667	GENERATOR	0	10/05/2020
36957	ADDN SFR	94	07/12/2018
36939	POOL	263	07/09/2018
23292	SFR	660	06/20/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1034/2999	1/03/2005	WD	Q	V	
GRANTOR: R RUTH HARLAN					SALE PRICE
GRANTEE: GILBERT E & ANITA M					145,000
0994/0196	9/05/2003	WD	Q	V	06
GRANTOR: R RUTH HARLAN					100
GRANTEE: REVOCABLE INTER-VIV					

BUILDING NOTES									

BUILDING DIMENSIONS									
FSP= W38 N2 W31 S2 W19 S8 E70 BAS= W70 S32 E70 N32\$ FOP= S32 W70 N40 W8 S48 E86 N40 W8\$ E18 FGR= S16 E36 N24 W36 S8\$ N8\$.									

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