AKA LOT 30 BLUEBIRD LANDING
UNREC: COMM NW COR OF SW1/4,
RUN S 7.37 FT FOR POB, RUN E

FELMAN JAMES E
P O BOX 3396
TAMPA, FL 33601

2026

31-7S-17-10070-130

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

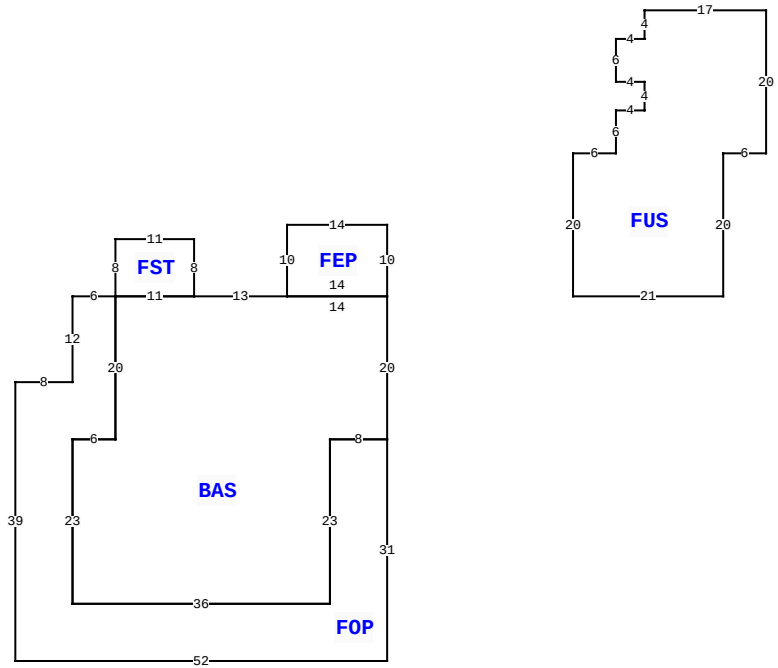
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,588	100		1,588	160,061
FEP	140	80		112	11,289
FOP	968	30		290	29,230
FST	88	55		48	4,838
FUS	808	100		808	81,441
TOTALS	3,592			2,846	286,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,846	122.0296	136.67	388,963	2004	2004	0	0	0	26.25	73.75

1 SINGLE FAM 0% - 0 Heated Area: 2396 HX Base Yr



618 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	286,860
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	120,360
TOTAL MARKET VALUE	407,420
SOH/AGL Deduction	0
ASSESSED VALUE	407,420
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	407,420
TOTAL JUST VALUE	407,420
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	412,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21224	SFR	340	10/31/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1238/2460	7/15/2012	QC	U	V	11	100
GRANTOR: JAMES E & MARLEEN O F						
GRANTEE: JAMES E FELMAN						
0983/2422	5/16/2003	WD	Q	V	01	85,000
GRANTOR: H A BUIE SR						
GRANTEE: JAMES E & MARLEEN O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FST= N8 W11 S8 E11$ W11 FOP= W6 S12 W8 S39 E52 N31 W8 S23 W36 N23 E6 N20$ S20 W6 S23 E36 N23 E8 N20 FEP= N10 W14 S10 E14$ W14$ PTR= E40 FUS= E21 N20 E6 N20 W17 S4 W4 S6 E4 S4 W4 S6 W6 S20$ 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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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	10.03	AC		1.00	1.00	1.00	12,000.00	12,000.00	120,360							

REVIEW DATE 01/05/2018 BY DF Total Acres: 10.03 Total Land Value: 120,360 Market: 0 Agricultural: 0 Common: 120,360 PRINTED 10/03/2025 BY SYS