

AKA LOT 34 BLUEBIRD PRESERVE
 UNREC: DESC AS FOLLOWS
 COMM AT NW COR OF SW1/4 OF SEC

MARTIN KAREN L
 145 WORTH CT N
 WEST PALM BEACH, FL 33405

2025

31-7S-17-10070-134


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 122,040 TOTAL MARKET VALUE 122,040 SOH/AGL Deduction 17,442 ASSESSED VALUE 104,598 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 104,598 TOTAL JUST VALUE 122,040 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 122,040 SALE: 3:1: AS TO 95% UNDIV INT										
DOR CODE 0000 VACANT																	PERMIT NUM				DESCRIPTION		AMT		ISSUED		
MAP NUM																											
NEIGHBORHOOD/LOC 31717.020 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											
EXTRA FEATURES																											
L N	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											
																	BLD DATE				LGL DATE		05/15/2024		MLU		
																	XF DATE				LAND DATE						
																	INC DATE				AG DATE						
LAND DESCRIPTION																	TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	0000	C	VAC RES	0		A-1	0.00	0.00	10.17	AC		1.00	1.00	1.00	12,000.00	12,000.00	122,040										
REVIEW DATE 05/15/2024 BY MLU Total Acres: 10.17 Total Land Value: 122,040 Market: 0 Agricultural: 0 Common: 122,040 PRINTED 04/29/2025 BY SYS																											

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1072/0728	1/20/2006	WD	Q	V		250,000
GRANTOR: MACDONAD & BUIE JR AS						
GRANTEE: KAREN L MARTIN						
0959/2054	8/06/2002	WD	Q	V	01	100
GRANTOR: H A BUIE SR						
GRANTEE: MACDONALD & BUIE JR						

BUILDING NOTES

BUILDING DIMENSIONS