

(AKA LOT 36 BLUEBIRD PRESERVE UN
FOLLOWS): COMM AT SW COR OF SEC,
FT, N 4 DG W 459.94 FT N 18 DG E

HARTZOG CARL M/HARTZOG BRENDA F
310 SW DEER RUN DR
FORT WHITE, FL 32038

2026

31-7S-17-10070-136



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000IMPROVED AG	
MAP NUM	MKT AREA 02	

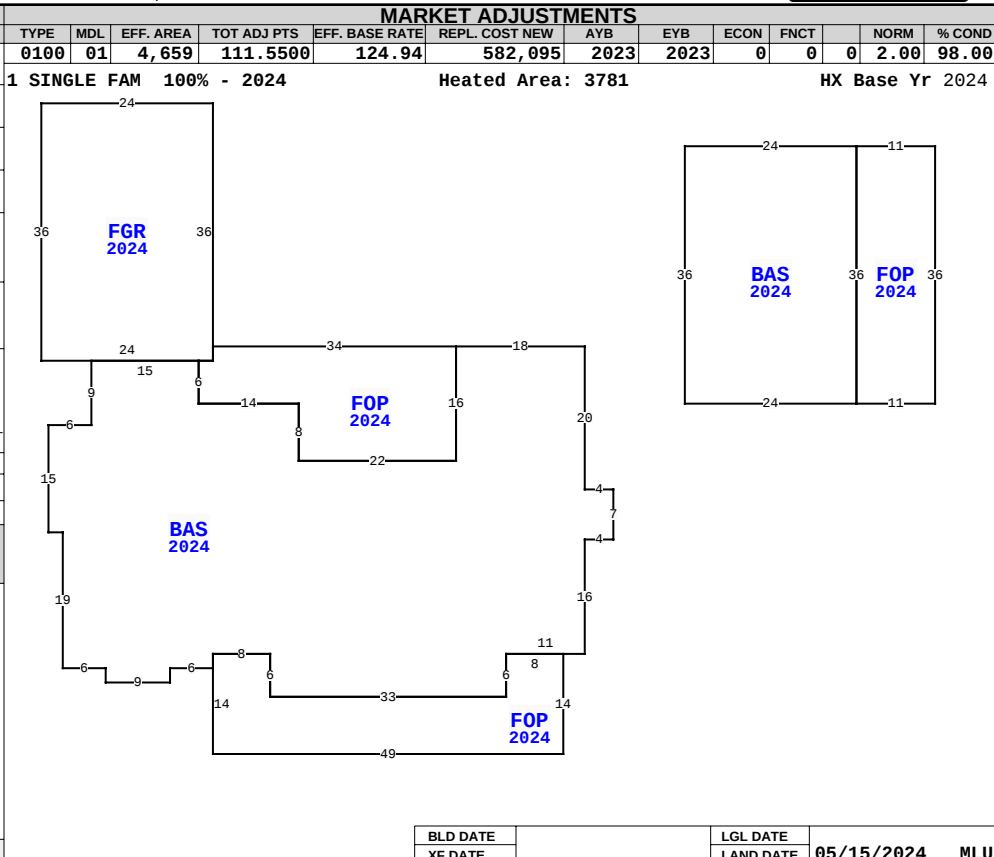
NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2024	864	105,789
BAS	2,917	100	2024	2,917	357,161
FGR	864	55	2024	475	58,160
FOP	396	30	2024	119	14,571
FOP	460	30	2024	138	16,897
FOP	488	30	2024	146	17,876

TOTALS	5,989			4,659	570,453
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	9947	Septic	0	100	0	0	1.00	UT	3,000.00
2	0040	BARN,POLE	0	100	40	84	3,360.00	UT	7.00
3	0280	POOL R/CON	0	100	0	0	872.00	UT	70.00
4	0166	CONC,PAVMT	0	100	0	0	1,990.00	UT	3.00

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	5.19
2	5700	A	TIMBER 4	100					5.00
3	9910	M	MKT.VAL.AG	100					5.00

REVIEW DATE 12/28/2023 BY HC



310 SW DEER RUN DR, FORT WHITE					INC DATE		AG DATE		03/20/2024		REB	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000			
3,360.00	UT	7.00	7.00	100	2023	2022		100	23,520			
872.00	UT	70.00	70.00	100	2024	2023		97	59,209			
1,990.00	UT	3.00	3.00	100	2024	2023		100	5,970			
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TOTAL OB/XF										91,699		
R	LOC	FRONT	DEPTH	TOT	UNIT	D	DP	%	TOT	UNIT	ADJ	UNIT
D	ZONE			LND	TYPE	T	TH	COND	ADJ	PRICE		PRICE
	A-1	0.00	0.00	5.19	AC		1.00	1.00	1.00	12,000.00		12,000.00
				5.00	AC		1.00	1.00	1.00	227.00		227.00
				5.00	AC		1.00	1.00	1.00	12,000.00		12,000.00

Total Acres: 10.19 Total Land Value: 63,415 Market: 60,000 Agricultural: 1,135 Common: 62,280

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		570,453	
TOTAL MARKET OB/XF VALUE		91,699	
TOTAL LAND VALUE - MARKET		122,280	
TOTAL MARKET VALUE		725,567	
SOH/AGL Deduction		97,177	
ASSESSED VALUE		628,390	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		577,668	
TOTAL JUST VALUE		784,432	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		790,863	

SALE:3:1: AS TO 95% UNDIV INT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046038	Swimming Pool and	45,000	12/05/2022
000045324	New Residential C	300,000	08/30/2022
000045325	New Residential C	29,000	08/30/2022
000044946	Storage Building	20,000	07/12/2022
000044775	Electrical Servic	0	06/23/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE
1466/661	5/05/2022	WD Q	V	05	300,000
GRANTOR:ELLIS BRYAN J & LINDA					
GRANTEE: HARTZOG CARL M					
1343/2084	8/25/2017	WD Q	V	05	175,000
GRANTOR:ANTHONY L YANKETIS &					
GRANTEE: BRYAN J & LINDA M E					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=80,10] W18 S16 W22 N8 W14 N6 W15 S9 W6 S15 E2 S19 E6 S2 E9 N2 E6 N2 E8 S6 E33 N6 E11 N16 E4 N7 W4 N20 \$									
FGR=[YR=2024;ORIG=4,-24] E24 S36 W24 N36 \$									
BAS=[YR=2024;ORIG=94,-18] E24 S36 W24 N36 \$									
FOP=[YR=2024;ORIG=77,53] W8 S6 W33 N6 W8 S14 E49 N14 \$									
FOP=[YR=2024;ORIG=62,10] W34 S2 W2 S6 E14 S8 E22 N16 \$									
FOP=[YR=2024;ORIG=118,-18] E11 S36 W11 N36 \$									

AND LUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
62,280							
1,135							
60,000							
Common: 62,280		PRINTED 10/03/2025 BY SYS					