BEG NE COR OF SEC, W 3373.63 FT, 629.74 FT, TO W LINE OF NE1/4 OF FT TO E R/W OF CR 135 SE ALONG R

RICHARDSON LINDA E
294 NW BLUE BIRD GLN
WELLBORN, FL 32094

2027

13-3S-15-00174-000

BUILDING CHARACTERISTICS

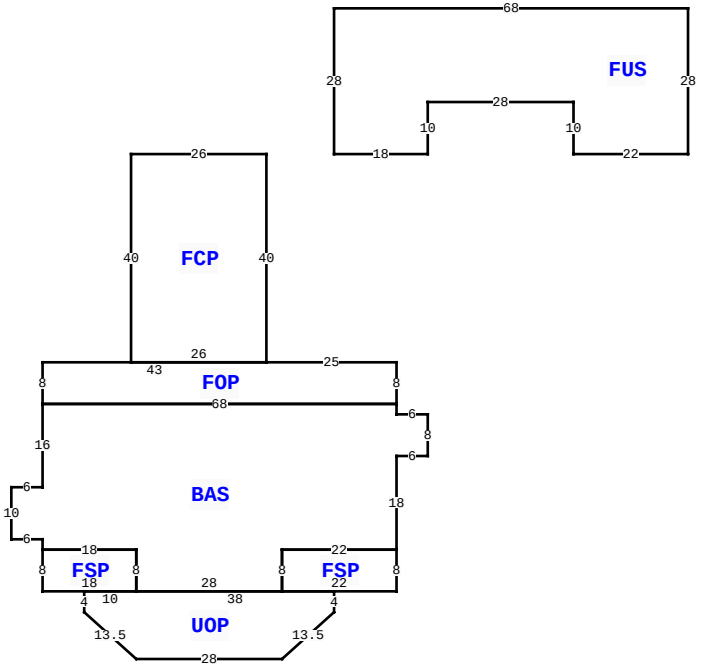
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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 01
NEIGHBORHOOD/LOC	13315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,236	100		2,236	263,513
FCP	1,040	25		260	30,641
FOP	544	30		163	19,210
FSP	144	40		58	6,835
FSP	176	40		70	8,249
FUS	1,624	100		1,624	191,389
UOP	534	20		107	12,610
TOTALS	6,298			4,518	532,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,518	137.3549	151.09	682,625	2003	2003	0	0	0	22.00	78.00

2 SINGLE FAM 100% - 2026 Heated Area: 3860 HX Base Yr 2026



294 NW BLUE BIRD GLN, WELLBORN

BLD DATE		LGL DATE	05/16/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	532,448
TOTAL MARKET OB/XF VALUE	57,595
TOTAL LAND VALUE - MARKET	944,865
TOTAL MARKET VALUE	651,925
SOH/AGL Deduction	0
ASSESSED VALUE	651,925
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	600,514
TOTAL JUST VALUE	1,534,908
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,544,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050753	Roof Replacement	38,000	09/06/2024
27326	M H	375	09/09/2008
24663	GARAGE	160	06/23/2006
19399	SFR	632	04/09/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/163	7/08/2025	LE	U	I	14	100
GRANTOR: RICHARDSON LINDA E (E						
GRANTEE: RICHARDSON GEORGE R						
1544/156	7/08/2025	TR	U	I	11	100
GRANTOR: GEORGE W RICHARDSON J						
GRANTEE: RICHARDSON LINDA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W6 N2 W68 S16 W6 S10 E6 S2 E18 S8 E28 N8 E22 N18 E6 N8 $
FUS=[ORIG=50,-50] N28 W68 S28 E18 N10 E28 S10 E22 $
FCP=[ORIG=-31,-10] N40 W26 S40 E26 $
FOP=[ORIG=-6,-2] N8 W25 W43 S8 E68 $
UOP=[ORIG=-56,34] W10 S4 D9R10 E28 U9R10 N4 W38 $
FSP=[ORIG=-28,34] E22 N8 W22 S8 $
FSP=[ORIG=-74,26] S8 E18 N8 W18 $
.

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	0030	BARN,MT	0	100	30	50	1,500.00	UT	5.29	5.29	70	0	0	3	70	5,555	
2	0030	BARN,MT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	100	2,000	
5	0030	BARN,MT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	22,000	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0260	PAVEMENT-A	0	100	0	0	12,800.00	UT	1.30	1.30	100	2016	2016	3	100	16,640	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 57,595

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	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	184.17	AC		1.00	1.00	1.00	281.00	281.00	51,752							
3	5700	A	TIMBER 4	0		A-1	0.00	0.00	24.80	AC		1.00	1.00	1.00	227.00	227.00	5,630							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	208.97	AC		1.00	1.00	1.00	4,500.00	4,500.00	940,365							

REVIEW DATE 11/25/2024 BY JS Total Acres: 209.97 Total Land Value: 61,882 Market: 940,365 Agricultural: 57,382 Common: 4,500 PRINTED 11/17/2026 BY SYS