COMMON AREAS FOR BLUEBIRD
LANDING S/D UNREC DESC AS
FOLLOWS:COMM NW COR OF NW1/4

BLUEBIRD LANDING OWNERS ASSOCIATION INC
1824 SW WOODLAND AVE
FORT WHITE, FL 32038

2027

31-7S-17-10070-098

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

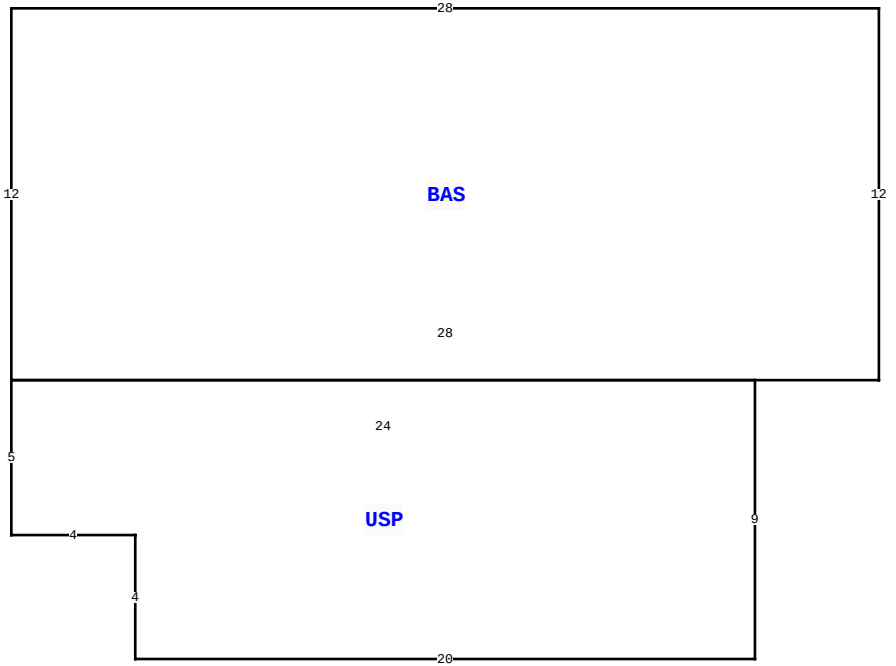
NEIGHBORHOOD/LOC 31717.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	336	100		336	12,374
USP	200	35		70	2,578
TOTALS	536			406	14,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	406	83.7000	92.07	37,380	1960	1960	0	0	25	35.00	40.00

1 SINGLE FAM 0% - 0 Heated Area: 336 HX Base Yr



1824 SW WOODLAND AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0040	BARN,POLE	0	0	10	16	160.00	UT	2.50	2.50	30	1993	1993	3	30	120	
2	0040	BARN,POLE	0	0	18	32	576.00	UT	2.50	2.50	75	2017	2017	3	75	1,080	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	14,952
TOTAL MARKET OB/XF VALUE	2,600
TOTAL LAND VALUE - MARKET	11,810
TOTAL MARKET VALUE	29,362
SOH/AGL Deduction	0
ASSESSED VALUE	29,362
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,362
TOTAL JUST VALUE	29,362
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S12 USP= S5 E4 S4 E20 N9 W24$ E28 N12$.

LAND DESCRIPTION

TOTAL OB/XF 2,600

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	23.62	AC		1.00	1.00	1.00	500.00	500.00	11,810							

REVIEW DATE 01/05/2018 BY DF Total Acres: 23.62 Total Land Value: 11,810 Market: 0 Agricultural: 0 Common: 11,810 PRINTED 11/16/2026 BY SYS