

AKA LOT 1 BLUEBIRD LANDING
 UNREC: COMM NE COR OF NW1/4 OF
 NE1/4, RUN W 6.65 FT FOR POB,

MARTIN KAREN L
 145 WORTH COURT NORTH
 WEST PALM BEACH, FL 33405

2026

31-7S-17-10070-101


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 122,160 TOTAL MARKET VALUE 122,160 SOH/AGL Deduction 6,989 ASSESSED VALUE 115,171 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 115,171 TOTAL JUST VALUE 122,160 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 122,160																																																										
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																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>0988/1656</td> <td>6/11/2003</td> <td>WD</td> <td>Q</td> <td>V</td> <td></td> <td>93,500</td> </tr> <tr> <td colspan="7">GRANTOR: H A BUIE SR</td> </tr> <tr> <td colspan="7">GRANTEE: KAREN L MARTIN</td> </tr> <tr> <td>0956/2447</td> <td>6/28/2002</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: H A BUIE SR</td> </tr> <tr> <td colspan="7">GRANTEE: H A BUIE SR</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	0988/1656	6/11/2003	WD	Q	V		93,500	GRANTOR: H A BUIE SR							GRANTEE: KAREN L MARTIN							0956/2447	6/28/2002	WD	Q	V	01	100	GRANTOR: H A BUIE SR							GRANTEE: H A BUIE SR						
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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																																																														
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REVIEW DATE 05/15/2024 BY MLU Total Acres: 10.18 Total Land Value: 122,160 Market: 0 Agricultural: 0 Common: 122,160 PRINTED 05/08/2026 BY SYS																																																																														