AKA LOT 2 BLUEBIRD LANDING
UNREC: COMM NW COR OF NE1/4,
RUN E 50.03 FT FOR POB, CONT E

KEARNEY MICHAEL A & JUDITH/KEARNEY JUDITH
TRUSTEES, 26008 NW 206TH PL
HIGH SPRINGS, FL 32643

2026

31-7S-17-10070-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31717.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

237 SW MOONSET GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	15,520
TOTAL LAND VALUE - MARKET	120,240
TOTAL MARKET VALUE	18,326
SOH/AGL Deduction	0
ASSESSED VALUE	18,326
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,326
TOTAL JUST VALUE	135,760
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1053/0359	7/21/2005	WD	Q	V		184,900
GRANTOR: SHELLEY L & ADRIAN SC						
GRANTEE: MICHAEL A & JUDITH						
0987/0065	6/21/2003	WD	Q	V		93,500
GRANTOR: H A BUIE SR						
GRANTEE: SHELLEY L & ADRIAN						

BUILDING NOTES

BUILDING DIMENSIONS

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	0020	BARN,FR	0	0	20	40	800.00	UT	14.00	14.00	100	2007	2007	3	100	11,200	
2	0040	BARN,POLE	0	0	20	62	1,240.00	UT	3.00	3.00	100	2007	2007	3	100	3,720	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 15,520

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.02	AC		1.00	1.00	1.00	280.00	280.00	2,806							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.02	AC		1.00	1.00	1.00	12,000.00	12,000.00	120,240							

REVIEW DATE 01/05/2018 BY DF Total Acres: 10.02 Total Land Value: 2,806 Market: 120,240 Agricultural: 2,806 Common: 0 PRINTED 05/08/2026 BY SYS