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**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| 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 | |

## COLUMBIA COUNTY PROPERTY

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### 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 |
|---|---|---|---|
| | | | |
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## 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 06/19/2026 BY SYS