AKA LOT 3 BLUEBIRD LANDING NUNRE
OF NW1/4, RUN E 50.03 FT, S 695.
W 701.09 FT, N 16 DEG E 282.20 F

BURKS WALLACE/BURKS LYNNETTE
949 SW WOODLAND AVE
FORT WHITE, FL 32038

**2027**

**31-7S-17-10070-103**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 07 | 07 |

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 02

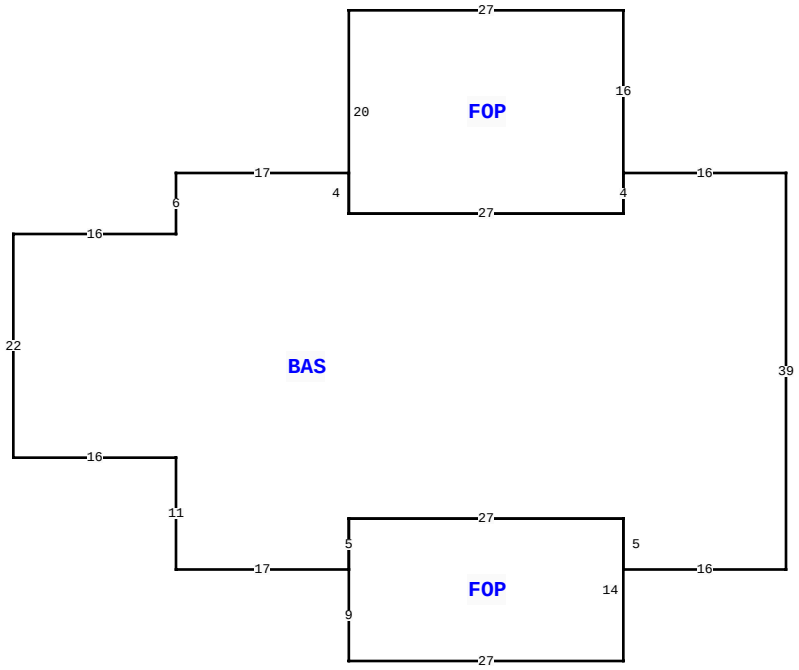
NEIGHBORHOOD/LOC 31717.020 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,449 | 100 | | 2,449 | 308,476 |
| FOP | 378 | 30 | | 113 | 14,233 |
| FOP | 540 | 30 | | 162 | 20,406 |
| TOTALS | 3,367 | | | 2,724 | 343,115 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | CV | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,724 | 121.8140 | 134.00 | 365,016 | 2020 | 2020 | 0 | 0 | 1 | 5.00 | 94.00 |

1 SINGLE FAM 100% - 2021 Heated Area: 2449 HX Base Yr 2021




949 SW WOODLAND AVE, FORT WHITE

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 343,115 |
| TOTAL MARKET OB/XF VALUE | | 40,000 |
| TOTAL LAND VALUE - MARKET | | 138,960 |
| TOTAL MARKET VALUE | | 522,075 |
| SOH/AGL Deduction | | 182,829 |
| ASSESSED VALUE | | 339,246 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 287,835 |
| TOTAL JUST VALUE | | 522,075 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 528,297 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 39693 | SFR | 0 | 04/28/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1391/2050 | 8/16/2019 | WD | Q | V | 01 | 96,000 |
| GRANTOR: CRYSTAL & JARROD HING | | | | | | |
| GRANTEE: WALLACE & LYNNETTE | | | | | | |
| 1372/0769 | 10/25/2018 | WD | Q | V | 01 | 93,500 |
| GRANTOR: EDWARD E & KINBERLY A | | | | | | |
| GRANTEE: CRYSTAL & JARROD HI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W16 FOP= N16 W27 S20 E27 N4$ S4 W27 N4 W17 S6 W16 S22 E16 S11 E17 FOP= S9 E27 N14 W27 S5$ N5 E27 S5 E16 N39$.

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2020 | 2020 | 3 | 100 | 1,200 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2020 | 2020 | 3 | 100 | 7,500 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 4 | 130 | 520.00 | UT | 2.50 | 2.50 | 100 | 2020 | 2020 | 3 | 100 | 1,300 | |
| 4 | 0210 | GARAGE U | 0 | 100 | 42 | 50 | 1.00 | UT | 30,000.00 | 30,000.00 | 100 | 2021 | 2020 | | 100 | 30,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 40,000

| 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 | | A-1 | 0.00 | 0.00 | 11.58 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 138,960 | | | | | | | |

REVIEW DATE 06/10/2020 BY BC Total Acres: 11.58 Total Land Value: 138,960 Market: 0 Agricultural: 0 Common: 138,960 PRINTED 11/16/2026 BY SYS