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

2026

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

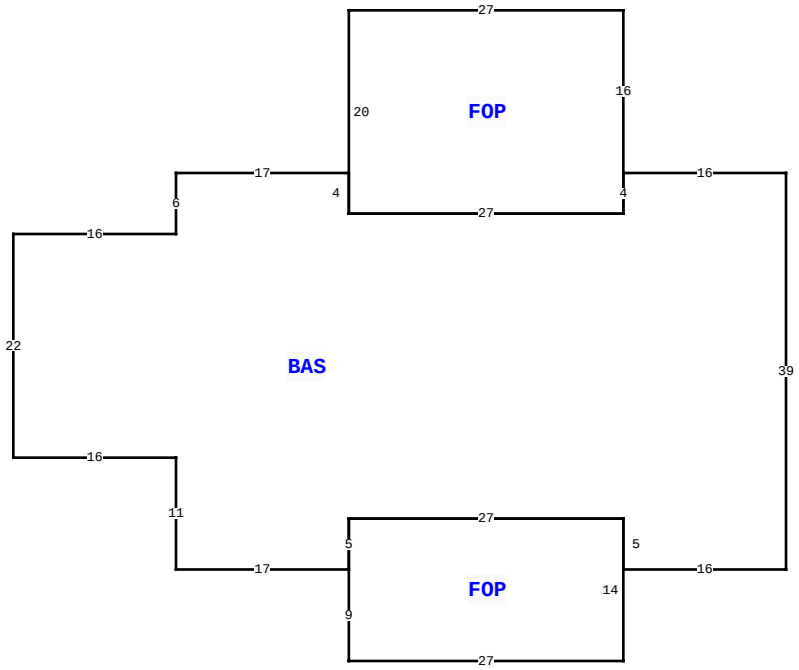
NEIGHBORHOOD/LOC 31717.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,449	100		2,449	314,070
FOP	378	30		113	14,492
FOP	540	30		162	20,776
TOTALS	3,367			2,724	349,337

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	136.43	371,635	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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		349,337
TOTAL MARKET OB/XF VALUE		40,000
TOTAL LAND VALUE - MARKET		138,960
TOTAL MARKET VALUE		528,297
SOH/AGL Deduction		198,932
ASSESSED VALUE		329,365
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		277,954
TOTAL JUST VALUE		528,297
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		532,013

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 06/23/2026 BY SYS