

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

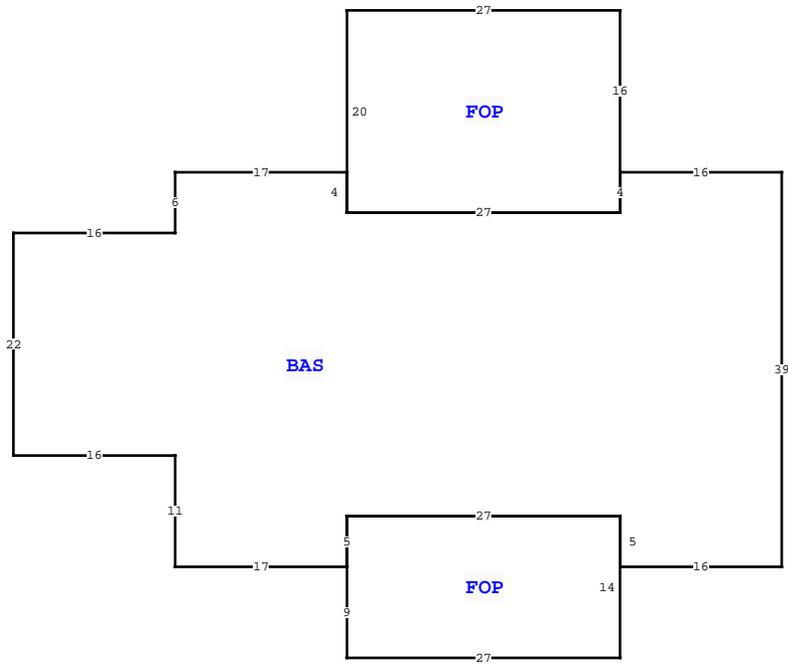
BURKS WALLACE/BURKS LYNNETTE
949 SW WOODLAND AVE
FORT WHITE, FL 32038

2026

31-7S-17-10070-103
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNPLK	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
BAS	2,449	100	
FOP	378	30	
FOP	540	30	
TOTALS	3,367		

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	138.87	378,282	2020	2020	0	0	1	5.00	94.00
1 SINGLE FAM 100% - 2021 Heated Area: 2449 HX Base Yr 2021												



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		3
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		355,585
TOTAL MARKET OB/XF VALUE		40,000
TOTAL LAND VALUE - MARKET		138,960
TOTAL MARKET VALUE		534,545
SOH/AGL Deduction		205,180
ASSESSED VALUE		329,365
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		277,954
TOTAL JUST VALUE		534,545
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	Q	V	01	96,000
GRANTOR: CRYSTAL & JARROD HING						
GRANTEE: WALLACE & LYNNETTE						
1372/0769	10/25/2018	WD Q	Q	V	01	93,500
GRANTOR: EDWARD E & KINBERLY A						
GRANTEE: CRYSTAL & JARROD HI						

EXTRA FEATURES																
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
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2020	2020	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2020	2020	3	100	7,500	
3	0166	CONC, PAVMT	0	100	4	130	520.00	UT	2.50	100	2020	2020	3	100	1,300	
4	0210	GARAGE U	0	100	42	50	1.00	UT	30,000.00	100	2021	2020		100	30,000	
TOTALS													40,000			

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								