

AKA LOT 4 BLUEBIRD LANDING  
UNREC: COMM NW COR, RUN E  
1381.30 FT FOR POB, CONT E

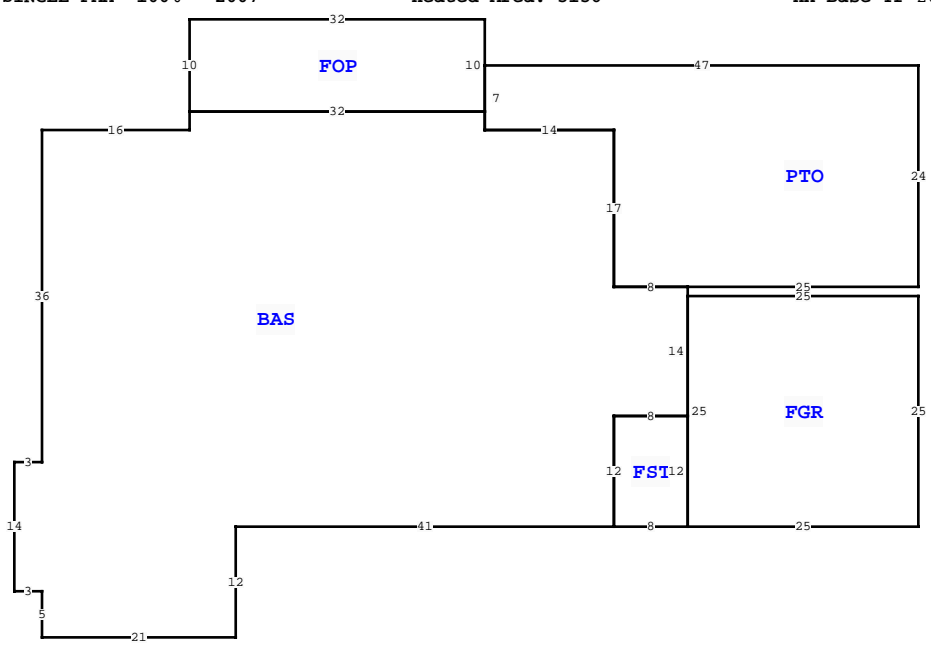
MAGURA MIKE/MAGURA DEBORAH W  
1006 SW WOODLAND AVE  
FT WHITE, FL 32038

**2026**

31-7S-17-10070-104

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	15	HARDTILE	30
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
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	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	3,136	100	
FGR	625	55	
FOP	320	30	
FST	96	55	
PTO	890	5	
TOTALS	5,067		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2007		Heated Area: 3136					HX Base Yr	2007



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			404,667	
TOTAL MARKET OB/XF VALUE			25,836	
TOTAL LAND VALUE - MARKET			120,000	
TOTAL MARKET VALUE			550,503	
SOH/AGL Deduction			151,799	
ASSESSED VALUE			398,704	
TOTAL EXEMPTION VALUE	HX HB DX		56,411	
BASE TAXABLE VALUE			342,293	
TOTAL JUST VALUE			550,503	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			555,626	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046653	Roof Replacement	28,000	03/06/2023
20010	SFR	462	10/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1352/1515	1/17/2018	LE	U	I	14	100

GRANTOR: MIKE & DEBORAH W MAGU  
GRANTEE: MIKE & DEBORAH W MA  
1102/0209 11/14/2006 WD Q I 500,000  
GRANTOR: H A BUIE SR  
GRANTEE: MIKE & DEBORAH W MA

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

BUILDING NOTES	
BAS= W16 S36 W3 S14 E3 S5 E21 N12 E41 FST= E8 FGR= E25 N25 W25 S25\$ N12 W8 S12\$ N12 E8 N14 PTO= E25 N24 W47 S7 E14 S17 E8\$ W8 N17 W14 N2 POP= N10 W32 S10 E32 \$ W32 S2\$.	

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	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	3,226.00	UT	2.00	2.00	100	2003	2003	3	100	6,452	
3	0320	WATER TRMT	0	100	0	1.00	UT	25,000.00	25,000.00	50	2004	2004	3	50	12,500	
4	0040	BARN, POLE	0	100	28	784.00	UT	4.50	4.50	100	2013	2013	3	100	3,528	
5	0060	CARPORT F	0	100	22	616.00	UT	3.50	3.50	100	2013	2013	3	100	2,156	

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	10.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	120,000							