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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

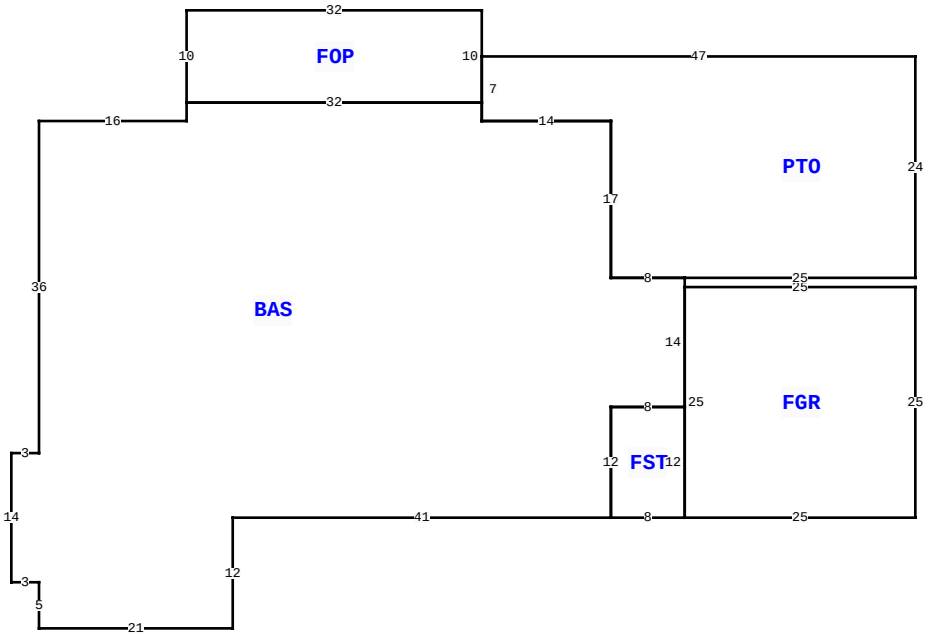
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,136	100		3,136	351,672
FGR	625	55		344	38,576
FOP	320	30		96	10,765
FST	96	55		53	5,943
PTO	890	5		44	4,934
TOTALS	5,067			3,673	411,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,673	124.5189	141.95	521,382	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2007 Heated Area: 3136 HX Base Yr 2007



1006 SW WOODLAND AVE, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		411,892
TOTAL MARKET OB/XF VALUE		25,836
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		557,728
SOH/AGL Deduction		159,024
ASSESSED VALUE		398,704
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		342,293
TOTAL JUST VALUE		557,728
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						

BUILDING NOTES

BUILDING DIMENSIONS

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 FOP= N10 W32 S10 E32 $ W32 S2$.

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

LAND DESCRIPTION

TOTAL OB/XF 25,836

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

REVIEW DATE 03/21/2023 BY JS Total Acres: 10.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 05/08/2026 BY SYS