

AKA LOT 5 BLUEBIRD LANDING UNREC
 RUN E 690.12 FT FOR POB, CONT E
 663.45 FT, W 681.23 FT, N 638.72

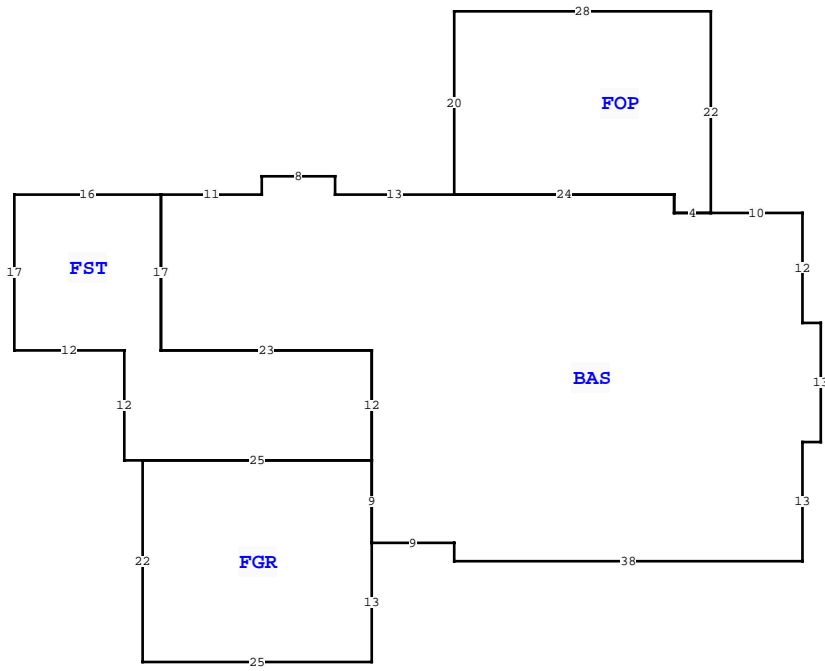
ARRINGTON STEVE/ARRINGTON KERRYANNE
 PO BOX 1653
 HIGH SPRINGS, FL 32655

2026

31-7S-17-10070-105


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
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
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	2,267	100	
FGR	550	55	
FOP	568	30	
FST	596	55	
TOTALS	3,981		

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% - 2022			414,168	2021	2021	0	0	4.00	96.00
Heated Area: 2267 HX Base Yr 2022											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			397,601
TOTAL MARKET OB/XF VALUE			1,440
TOTAL LAND VALUE - MARKET			122,880
TOTAL MARKET VALUE			521,921
SOH/AGL Deduction			178,756
ASSESSED VALUE			343,165
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			291,754
TOTAL JUST VALUE			521,921
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			526,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041507	New Residential C	390,650	03/12/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1409/1751	4/06/2020	WD	U	V	19	90,100
GRANTOR: H A BUIE AS PR FOR H						
GRANTEE: STEVE & KERRYANNE A						
1116/1048	4/06/2007	WD	Q	V	06	220,000
GRANTOR: BUIE TRUSTEE						
GRANTEE: HUGH A BUIE SR						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=-31,-30] S17 E23 S12 S9 E9 S2 E38 N13 E2 N13 W2 N12 W10 W4 N2 W24 W13 N2 W8 S2 W11 \$	
FST=[ORIG=-47,-30] S17 E12 S12 E2 E25 N12 W23 N17 W16 \$	
FGR=[ORIG=-33,-1] S22 E25 N13 N9 W25 \$	
FOP=[ORIG=1,-50] S20 E24 S2 E4 N22 W28 \$	

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	0166	CONC,PAVMT	0	100	0	0		480.00	UT	3.00				3.00	1,440

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					10.24	AC		1.00	1.00	1.00	12,000.00	12,000.00	122,880							