

AKA LOT 6 BLUEBIRD LANDING UNREC
 RUN E 690.12 FT, S 638.72 FT, W
 625.89 FT TO POB.

KELLER STEVE/SINGLETON JUANITA
 108 SW BLUE BIRD CT
 FORT WHITE, FL 32038

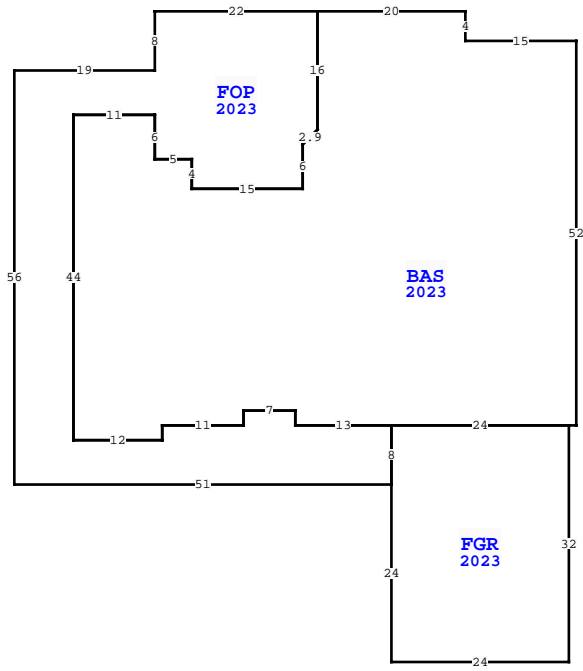
2026

31-7S-17-10070-106



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32		HARDIE BRD	80	
Exterior Wall	19		COMMON BRK	20	
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			3.5	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	5000		IMPROVED AG		
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	3,110	100	2023	3,110	393,227
FGR	768	55	2023	422	53,358
FOP	1,342	30	2023	403	50,955
TOTALS	5,220			3,935	497,539

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%	- 2023								
Heated Area: 3110						HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			497,539
TOTAL MARKET OB/XF VALUE			194,280
TOTAL LAND VALUE - MARKET			120,360
TOTAL MARKET VALUE			706,357
SOH/AGL Deduction			126,616
ASSESSED VALUE			579,741
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			528,330
TOTAL JUST VALUE			812,179
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			818,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051128	Screen Enclosure	26,000	10/16/2024
000049138	Swimming Pool and	65,000	02/01/2024
000044190	Electrical Servic	0	04/14/2022
000043291	New Residential C	315,420	12/02/2021
000042898	Electrical Servic	0	10/05/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1483/206	1/09/2023	QC	U	I	11	100
GRANTOR: KELLER STEVE						
GRANTEE: KELLER STEVE						
1446/1748	9/02/2021	QC	U	V	11	100
GRANTOR: KELLER STEVE T						
GRANTEE: KELLER STEVE						

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	UT	3.00	3.00	100	2023	2022		100	1,380	
2	0020	BARN, FR	0	100	82	62	UT	25.00	25.00	100	2024	2023		100	127,100	
3	0280	POOL R/CON	0	100	0	0	UT	70.00	70.00	100	2025	2024		98	42,806	
4	0166	CONC, PAVMT	0	100	0	0	UT	3.00	3.00	100	2025	2024		100	2,649	
5	0282	POOL ENCL	0	100	0	0	UT	15.00	15.00	100	2025	2024		90	20,345	

TOTAL OB/XF												194,280												
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					1.03	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,360							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	242.00	242.00	2,178							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	108,000							

BUILDING NOTES											
BAS=[YR=2023;ORIG=-30,-20] S44 E12 N2 E11 N2 E7 S2 E13 E24 E1 N52 W15 N4 W20 S16 D2L2 S6 W15 N4 W5 N6 W11 \$ FOP=[YR=2023;ORIG=-38,-26] S56 E51 N8 W13 N2 W7 S2 W11 S2 W12 N44 E11 S6 E5 S4 E15 N6 U2R2 N16 W22 S8 W19 \$ FGR=[YR=2023;ORIG=13,22] S8 S24 E24 N32 W24 \$											

LAND DESCRIPTION												TOTAL OB/XF												194,280					
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