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

2027

31-7S-17-10070-106

BUILDING CHARACTERISTICS

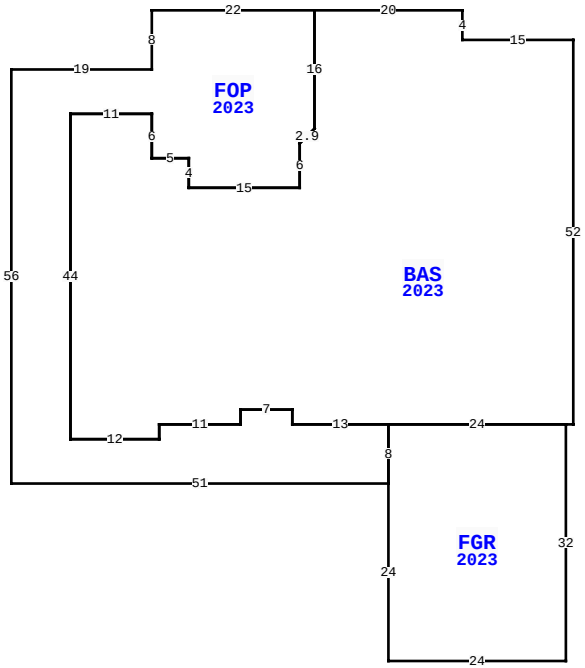
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	386,198
FGR	768	55	2023	422	52,403
FOP	1,342	30	2023	403	50,044
TOTALS	5,220			3,935	488,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,935	116.3800	128.02	503,759	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 3110 HX Base Yr 2023



108 SW BLUE BIRD CT, FORT WHITE

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

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	0166	CONC,PAVMT	0	100	0	0	460.00	UT	3.00	3.00	100	2023	2022		100	1,380	
2	0020	BARN,FR	0	100	82	62	5,084.00	UT	25.00	25.00	100	2024	2023		100	127,100	
3	0280	POOL R/CON	0	100	0	0	624.00	UT	70.00	70.00	100	2025	2024		98	42,806	
4	0166	CONC,PAVMT	0	100	0	0	883.00	UT	3.00	3.00	100	2025	2024		100	2,649	
5	0282	POOL ENCL	0	100	0	0	1,507.00	UT	15.00	15.00	100	2025	2024		90	20,345	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		488,646
TOTAL MARKET OB/XF VALUE		194,280
TOTAL LAND VALUE - MARKET		120,360
TOTAL MARKET VALUE		697,464
SOH/AGL Deduction		100,396
ASSESSED VALUE		597,068
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		545,657
TOTAL JUST VALUE		803,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		812,179

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
1577/444	9/08/2026	LE	U	I	14	100
GRANTOR: KELLER STEVE T						
GRANTEE: KELLER STEVE T (ENH						
1483/206	1/09/2023	QC	U	I	11	100
GRANTOR: KELLER STEVE						
GRANTEE: KELLER STEVE						

BUILDING NOTES

BUILDING DIMENSIONS

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

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					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							

REVIEW DATE 03/05/2026 BY robin Total Acres: 10.03 Total Land Value: 14,538 Market: 108,000 Agricultural: 2,178 Common: 12,360 PRINTED 11/16/2026 BY SYS