

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

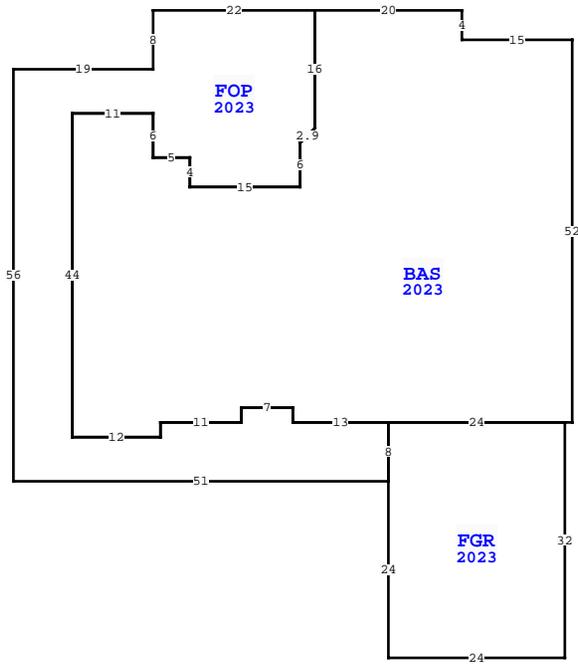
2026

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	400,226
FGR	768	55	2023	422	54,307
FOP	1,342	30	2023	403	51,862
TOTALS	5,220			3,935	506,394

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	506,394		
TOTAL MARKET OB/XF VALUE	194,280		
TOTAL LAND VALUE - MARKET	120,360		
TOTAL MARKET VALUE	715,212		
SOH/AGL Deduction	135,471		
ASSESSED VALUE	579,741		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	528,330		
TOTAL JUST VALUE	821,034		
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 \$												

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 05/08/2026 BY SYS																								
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