

AKA LOT 7 BLUEBIRD LANDING
 UNREC: COMM NW COR, RUN E 690.12
 FOR POB, CONT S 565.91 FT TO PT

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

2026

31-7S-17-10070-107


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																	
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																															
																						VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 120,000 TOTAL MARKET VALUE 2,420 SOH/AGL Deduction 0 ASSESSED VALUE 2,420 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 2,420 TOTAL JUST VALUE 120,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 120,000																																															
DOR CODE		5000 IMPROVED AG																		PERMIT NUM				DESCRIPTION				AMT		ISSUED																																							
MAP NUM																																																																					
NEIGHBORHOOD/LOC		31717.020 1.00/																																																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															SALES DATA																																																	
																				OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1483/204 1/09/2023 QC U V 11 100 GRANTOR: SINGLETON JUANITA GRANTEE: KELLER STEVE																																																	
TOTALS																				BLD DATE		LGL DATE		05/15/2024		MLU		BUILDING NOTES																																									
EXTRA FEATURES																				XF DATE		LAND DATE																																															
																				INC DATE		AG DATE																																															
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																																																			
LAND DESCRIPTION										TOTAL OB/XF										0																																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION			CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																																																	
1	6200	A	PASTURE 3			0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	242.00	242.00	2,420																																																		
2	9910	M	MKT.VAL.AG			0		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 05/15/2024 BY MLU										Total Acres: 10.00										Total Land Value: 2,420										Market: 120,000										Agricultural: 2,420										Common: 0										PRINTED 06/23/2026 BY SYS									