

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											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				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 XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/15/2024 MLU											
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															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
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	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														