

AKA LOT 8 BLUEBIRD LANDING UNREC
COR, RUN E 690.12 FT, S 638.72 F
FT FOR POB, RUN S 6 DEG W 696.34

HOWE RANIE JANE/FREY RICHARD W
1042 SW WOODLAND AVE
FORT WHITE, FL 32038

2026

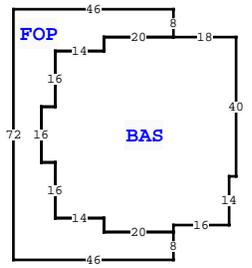
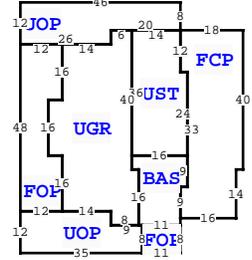
31-7S-17-10070-108



ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	17	MSNRY STUC 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	14	PREFIN MT 20
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	09	09
DOR CODE	0100	SINGLE FAMILY

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	5,075	147.4018	168.04	852,803	2004	2004	0	0	21.00	79.00

1 SINGLE FAM 100% - 2021 Heated Area: 3322 HX Base Yr 2021



** This building has 11 Sub-Areas

1042 SW WOODLAND AVE, FORT WHITE

BLD DATE
XF DATE
INC DATE

LGL DATE	05/15/2024	MLU
LAND DATE		
AG DATE		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	256	100		256	33,984
BAS	266	100		266	35,312
BAS	2,800	100		2,800	371,704
FCP	878	25		220	29,206
FOP	88	30		26	3,452
FOP	512	30		154	20,444
FOP	1,456	30		437	58,012
UGR	1,104	45		497	65,978
UOP	384	20		77	10,222
UOP	472	20		94	12,479
TOTALS	8,768			5,075	673,714

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	

TOTAL OB/XF 1,200

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	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		A-1	0.00	0.00	10.06	AC	1.00	1.00	1.00	12,000.00	12,000.00	120,720							

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	673,714
BUILDING MARKET VALUE	Tax Dist:	1,200
TOTAL MARKET OB/XF VALUE		120,720
TOTAL LAND VALUE - MARKET		795,634
TOTAL MARKET VALUE		216,298
SOH/AGL Deduction		579,336
ASSESSED VALUE		51,411
TOTAL EXEMPTION VALUE	HX HB	527,925
BASE TAXABLE VALUE		795,634
TOTAL JUST VALUE		0
NCON VALUE		
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		792,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042565	Solar Power Sys	37,000	08/17/2021
38411	MAINT/ALTR	95	07/26/2019
32640	REMODEL	50	01/23/2015
21148	SFR	614	10/09/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/1144	5/28/2024	LE	U	I	14	100
GRANTOR: FREY RICHARD W (ENH L)						
GRANTEE: FREY PRESTON (RMDR)						
1423/1558	11/05/2020	WD	Q	I	01	565,000
GRANTOR: G K & KEILAH C MATTHE						
GRANTEE: RANIE JANE HOWE &						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W18 FOP= N8 W46 S72 E46 N8 W20 N4 W14 N16 W4 N16 E4 N16 E14 N4 E20\$ W20 S4 W14 S16 W4 S16 E4 S16 E14 S4 E20 N2 E16 N14 E2 N40\$ PTR= N60 FCP= N14 E2 N40 W18 S12 E2 S33 W2 S9 BAS= N9 E2 N9 UST= N24 W2 N12 UOP= N8 W46 S12 E26 N4 E20\$ W14 S36 E16\$ W16 S4 E2 S16 UGR= N16 W2 N40 W6 S4 W14 FOP= W12 S48 E12 N16 W4 N16 E4 N16\$ S16 W4 S16 E4 S16 UOP= W12 S12 E35 N8 W9 N4 W14\$ E14 S4 E8\$ E1 FOP= S8 E11 N8 W11\$ E11 N2\$ E16\$ S60\$ PTR= E40 BAS= E16 N16 W16 S16\$ W40\$.	