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

SAFERSTEIN JONATHAN
1981 W TERR MAR DR
POMPANO BEACH, FL 33062

2027

31-7S-17-10070-108

BUILDING CHARACTERISTICS

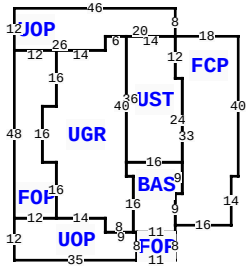
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	17	MSNRY STUC 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	14	PREFIN MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	08	08
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	31717.020	1.00/

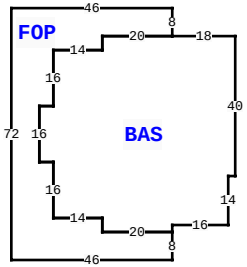
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	256	100		256	30,477
BAS	266	100		266	31,668
BAS	2,800	100		2,800	333,348
FCP	878	25		220	26,192
FOP	88	30		26	3,095
FOP	512	30		154	18,334
FOP	1,456	30		437	52,026
UGR	1,104	45		497	59,169
UOP	384	20		77	9,167
UOP	472	20		94	11,191
TOTALS	8,768			5,075	604,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,075	137.0028	150.70	764,802	2004	2004	0	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		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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
2	0020	BARN,FR	0	100	48	36	1,728.00	UT	15.00	15.00	100	2027	2026		100	25,920	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		604,194
TOTAL MARKET OB/XF VALUE		27,120
TOTAL LAND VALUE - MARKET		120,720
TOTAL MARKET VALUE		752,034
SOH/AGL Deduction		129,398
ASSESSED VALUE		622,636
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		571,225
TOTAL JUST VALUE		752,034
NCON VALUE		25,920
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		783,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042565	Solar Power Syste	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
1570/755	6/05/2026	WD	Q	I	01	900,000
GRANTOR: HOWE RANIE JANE						
GRANTEE: SAFERSTEIN JONATHAN						
1515/1144	5/28/2024	LE	U	I	14	100
GRANTOR: FREY RICHARD W (ENH L						
GRANTEE: FREY PRESTON (RMDR)						

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$.

LAND DESCRIPTION

TOTAL OB/XF 27,120

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		A-1	0.00	0.00	10.06	AC		1.00	1.00	1.00	12,000.00	12,000.00	120,720							

REVIEW DATE 10/08/2026 BY TP Total Acres: 10.06 Total Land Value: 120,720 Market: 0 Agricultural: 0 Common: 120,720 PRINTED 11/16/2026 BY SYS