AKA LOT 9 BLUEBIRD LANDING UNREC
SURVEY DATED 09/26/02: COMM NW C
FT, S 638.72 FT FOR POB, CONT S

VAN VOORHIS PAUL R/VAN VOORHIS SHARON A
297 SW FOX SQUIRREL PL
FORT WHITE, FL 32038

2027

31-7S-17-10070-109

BUILDING CHARACTERISTICS

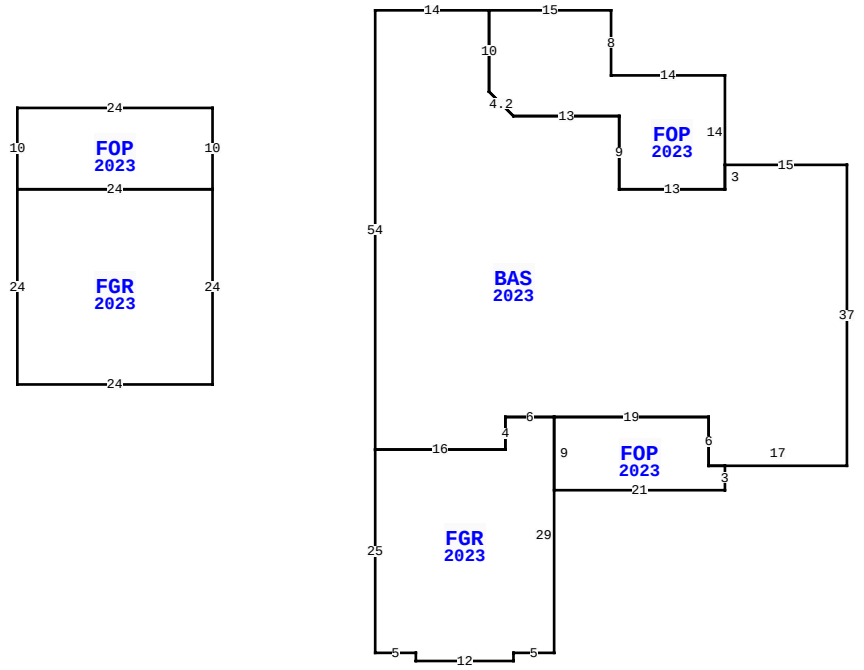
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	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	2,292	100	2023	2,292	294,868
FGR	576	55	2023	317	40,783
FGR	586	55	2023	322	41,426
FOP	177	30	2023	53	6,818
FOP	240	30	2023	72	9,263
FOP	378	30	2023	113	14,537
TOTALS	4,249			3,169	407,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,169	120.5710	132.63	420,304	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2292 HX Base Yr 2023



297 SW FOX SQUIRREL PL, 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	0166	CONC,PAVMT	0	100	0	0	776.00	UT	3.00	3.00	100	2023	2022		100	2,328	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	407,695
TOTAL MARKET OB/XF VALUE	2,328
TOTAL LAND VALUE - MARKET	121,080
TOTAL MARKET VALUE	531,103
SOH/AGL Deduction	68,277
ASSESSED VALUE	462,826
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	411,415
TOTAL JUST VALUE	531,103
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	538,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043866	New Residential C	450,000	03/08/2022
000043847	Storage Building	52,000	03/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/793	10/21/2025	LE	U	I	14	100
GRANTOR: VAN VOORHIS PAUL R						
GRANTEE: VAN VOORHIS PAUL R						
1419/0554	9/09/2020	WD	Q	V	01	90,000
GRANTOR: SHERRI KALISHMAN						
GRANTEE: PAUL R & SAHRON A V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=100,11] W15 S3 W13 N9 W13 U3L3 N10 W14 S54 E16 N4 E6 E19 S6 E17 N37 $
FGR=[YR=2023;ORIG=64,42] W6 S4 W16 S25 E5 S1 E12 N1 E5 N29 $
FGR=[YR=2023;ORIG=-2,14] E24 S24 W24 N24 $
FOP=[YR=2023;ORIG=85,0] W14 N8 W15 S10 D3R3 E13 S9 E13 N14 $
FOP=[YR=2023;ORIG=-2,4] E24 S10 W24 N10 $
FOP=[YR=2023;ORIG=83,42] W19 S9 E21 N3 W2 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,328

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			0.00	0.00	10.09	AC		1.00	1.00	1.00	12,000.00	12,000.00	121,080							

REVIEW DATE 12/13/2022 BY TW Total Acres: 10.09 Total Land Value: 121,080 Market: 0 Agricultural: 0 Common: 121,080 PRINTED 11/17/2026 BY SYS