

AKA LOT 11 BLUEBIRD LANDING UNRE
OF NW1/4, RUN E 50.03 FT, S 695.
RUN E 627.20 FT, S 697.22 FT, W

VILLENEUVE MICHAEL JOSEPH/VILLENEUVE MARIA PORZIO
294 SW MOONSET GLN
FORT WHITE, FL 32038-2186

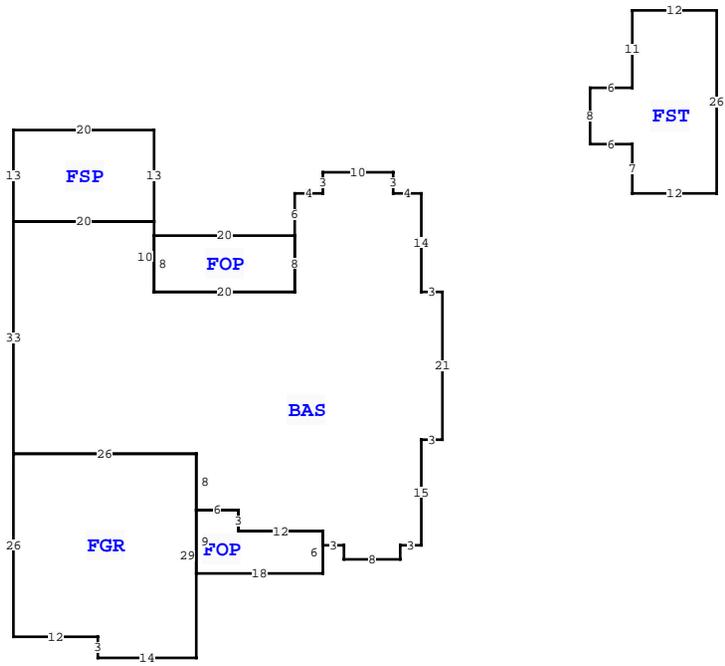
2026

31-7S-17-10070-111



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	07	07	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31717.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,257	100	
FGR	718	55	
FOP	126	30	
FOP	160	30	
FSP	260	40	
FST	360	55	
TOTALS	3,881		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2018		Heated Area: 2257					HX Base Yr 2018	



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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		401,061	
TOTAL MARKET OB/XF VALUE		37,364	
TOTAL LAND VALUE - MARKET		120,240	
TOTAL MARKET VALUE		482,485	
SOH/AGL Deduction		150,255	
ASSESSED VALUE		332,230	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		280,819	
TOTAL JUST VALUE		558,665	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		563,740	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34590	POOL	200	10/25/2016
34429	TR/TRAILER	0	09/09/2016
34399	SFR	1,079	09/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1317/1625	6/24/2016	WD Q	Q	V	01	84,300
GRANTOR: ROBERT K & ALISON E T						
GRANTEE: MICHAEL JOSEPH & MA						
0986/0769	6/16/2003	WD Q	Q	V		93,500
GRANTOR: H A BUIE SR						
GRANTEE: ROBERT K & ALISAON						

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
1	0190	FPLC PF	0	100	0	2.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	2,400	
2	0166	CONC, PAVMT	0	100	0	729.00	UT	2.00	2.00	100	2017	2017	3	100	1,458	
3	0280	POOL R/CON	0	100	16	512.00	UT	70.00	70.00	100	2017	2017	3	84	30,106	
4	0040	BARN, POLE	0	100	30	1,200.00	UT	2.50	2.50	100	2017	2017	3	100	3,000	
5	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/15/2024	MLU

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W4 N3 W10 S3 W4 S6 FOP= W20 S8 E20 N8\$ S8 W20 N10 FSP= N13 W20 S13 E20\$ W20 S33 FGR= S26 E12 S3 E14 N29 W26\$ E26 S8 FOP= S9 E18 N6 W12 N3 W6\$ E6 S3 E12 S2 E3 S2 E8 N2 E3 N15 E3 N21 W3 N14\$ PTR= E30 FST= E12 N26 W12 S11 W6 S8 E6 S7\$ W30\$.											

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	0100	C	SFR	100		A-1	0.00	0.00	3.52	AC		1.00	1.00	1.00	12,000.00	12,000.00	42,240							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	6.50	AC		1.00	1.00	1.00	280.00	280.00	1,820							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	6.50	AC		1.00	1.00	1.00	12,000.00	12,000.00	78,000							