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

2027

31-7S-17-10070-111

BUILDING CHARACTERISTICS

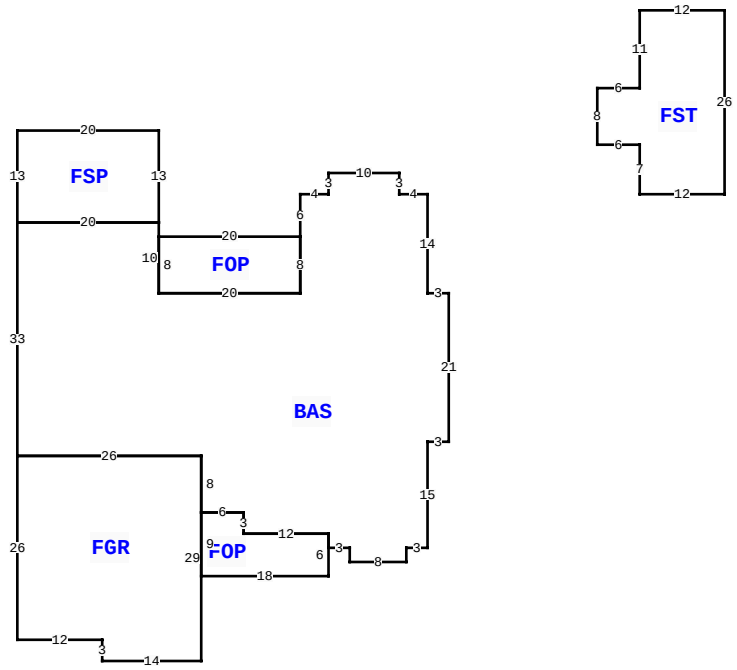
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,257	100		2,257	292,446
FGR	718	55		395	51,181
FOP	126	30		38	4,924
FOP	160	30		48	6,219
FSP	260	40		104	13,475
FST	360	55		198	25,655
TOTALS	3,881			3,040	393,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,040	128.0400	140.84	428,154	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2018 Heated Area: 2257 HX Base Yr 2018



294 SW MOONSET GLN, 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	2.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	2,400	
2	0166	CONC,PAVMT	0	100	0	0	729.00	UT	2.00	2.00	100	2017	2017	3	100	1,458	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2017	2017	3	84	30,106	
4	0040	BARN,POLE	0	100	30	40	1,200.00	UT	2.50	2.50	100	2017	2017	3	100	3,000	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		393,902
TOTAL MARKET OB/XF VALUE		37,364
TOTAL LAND VALUE - MARKET		120,240
TOTAL MARKET VALUE		475,326
SOH/AGL Deduction		133,184
ASSESSED VALUE		342,142
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		290,731
TOTAL JUST VALUE		551,506
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		558,665

SALE:2:1: PART OF LARGER TRACT

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	V	01	84,300
GRANTOR: ROBERT K & ALISON E T						
GRANTEE: MICHAEL JOSEPH & MA						
0986/0769	6/16/2003	WD	Q	V		93,500
GRANTOR: H A BUIE SR						
GRANTEE: ROBERT K & ALISAON						

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 37,364

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	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							

REVIEW DATE 01/05/2018 BY DF Total Acres: 10.02 Total Land Value: 44,060 Market: 78,000 Agricultural: 1,820 Common: 42,240 PRINTED 11/17/2026 BY SYS