

AKA LOT 13 BLUEBIRD LANDING UNRE
OF NW1/4 OF NE1/4, W 6.65 FT, S
POB, CONT S'LY 700.83 FT, W 731.

TEDDER JOHN H/OLSON MEGAN
349 SW OAK GLN
FORT WHITE, FL 32038-2187

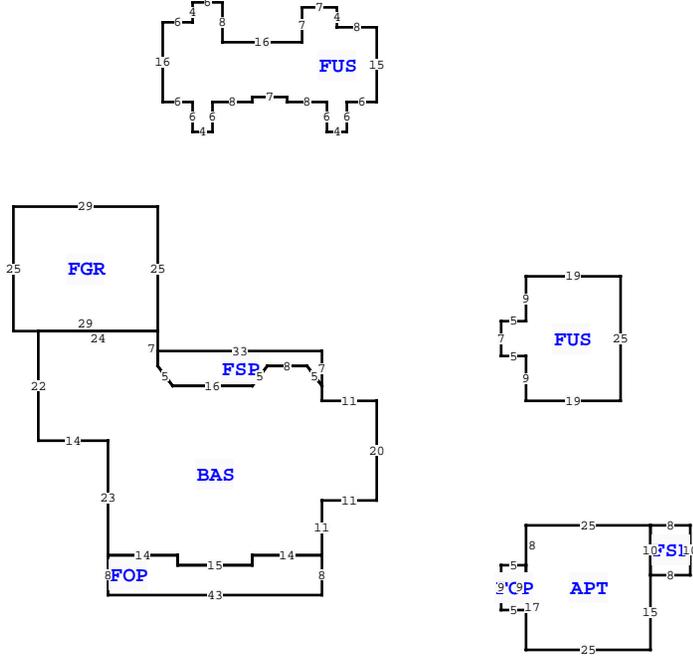
2026

31-7S-17-10070-113



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	10		ABOVE AVG.	100	
Roof Structur	08		IRREGULAR	100	
Roof Cover	12		MODULAR MT	100	
Interior Wall	05		DRYWALL	100	
Interior Floo	14		CARPET	70	
Interior Floo	15		HARDTILE	30	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms	4		100		
Bathrooms	3		100		
Frame	02		WOOD FRAME	100	
Stories	1.5		1.5	100	
Architectual	05		CONV	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
APT	625	100		625	71,683
BAS	2,180	100		2,180	250,029
FGR	725	55		399	45,762
FOP	45	30		14	1,606
FOP	314	30		94	10,781
FSP	80	40		32	3,670
FSP	181	40		72	8,258
FUS	510	100		510	58,493
FUS	702	100		702	80,514
TOTALS	5,362			4,628	530,795

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%	- 2005		671,893	2004	2004	0	0	21.00	79.00
Heated Area: 4017 HX Base Yr 2005											



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VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			530,795	
TOTAL MARKET OB/XF VALUE			36,276	
TOTAL LAND VALUE - MARKET			204,768	
TOTAL MARKET VALUE			771,839	
SOH/AGL Deduction			251,795	
ASSESSED VALUE			520,044	
TOTAL EXEMPTION VALUE	HX HB			51,411
BASE TAXABLE VALUE			468,633	
TOTAL JUST VALUE			771,839	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			761,638	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055048	Generator		02/19/2026
000053690	Roof Replacement	7,228	07/29/2025
000053682	Roof Replacement	35,584	07/28/2025
000049359	Remodel	4,000	03/05/2024
21816	POOL	150	04/30/2004
21358	ADDN SFR	86	12/17/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0966/2642	11/01/2002	WD	Q	I		92,200
GRANTOR: H A BUIE SR						
GRANTEE: JOHN TEDDER & MEGAN						
0956/2451	6/28/2002	WD	Q	I	01	100
GRANTOR: H A BUIE SR						
GRANTEE: H A BUIE SR						

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	0166	CONC, PAVMT	0	100	0	1,059.00	UT	2.00	2.00	100	2004	2004	3	100	2,118	
2	0280	POOL R/CON	0	100	17	595.00	UT	70.00	70.00	100	2004	2004	3	43	17,910	
3	0282	POOL ENCL	0	100	29	1,508.00	UT	15.00	15.00	100	2004	2004	3	40	9,048	
4	0040	BARN, POLE	0	100	40	1,600.00	UT	4.50	4.50	100	2013	2013	3	100	7,200	
TOTALS															36,276	

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	DPH 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	10.61	AC		1.00	1.00	0.80	12,000.00	9,600.00	101,856							
2	0000	C	VAC RES	100		A-1	0.00	0.00	10.72	AC		1.00	1.00	0.80	12,000.00	9,600.00	102,912							

BUILDING NOTES														
BAS= W11 N3 FSP= N7 W33 S3 D4 R3 E16 R3 U4 E8 D4 R3 \$ L3 U4 W8 D4 L3 W16 L3 U4 N7 FGR= N25 W29 S25 E29\$ W24 S22 E14 S23 FOP= S8 E43 N8 W14 S2 W15 N2 W14\$ E14 S2 E15 N2 E14 N11 E11 N20\$ PTR= N60 FUS= N15 W8 N4 W7 S7 W16 N8 W6 S4 W6 S16 E6 S6 E4 N6 E8 N1 E7 S1 E8 S6 E4 N6 E6\$ S60\$PTR= E30 FUS= E19 N25 W19 S9 W5 S7 E5 S9\$ W30\$ PTR= E30 S50 APT= E25 N15 FSP= E8 N10 W8 S10\$ N10 W25 S8 FOP= W5 S9 E5 N9\$ S17\$ N50 W30\$.														