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

2027

31-7S-17-10070-113

BUILDING CHARACTERISTICS

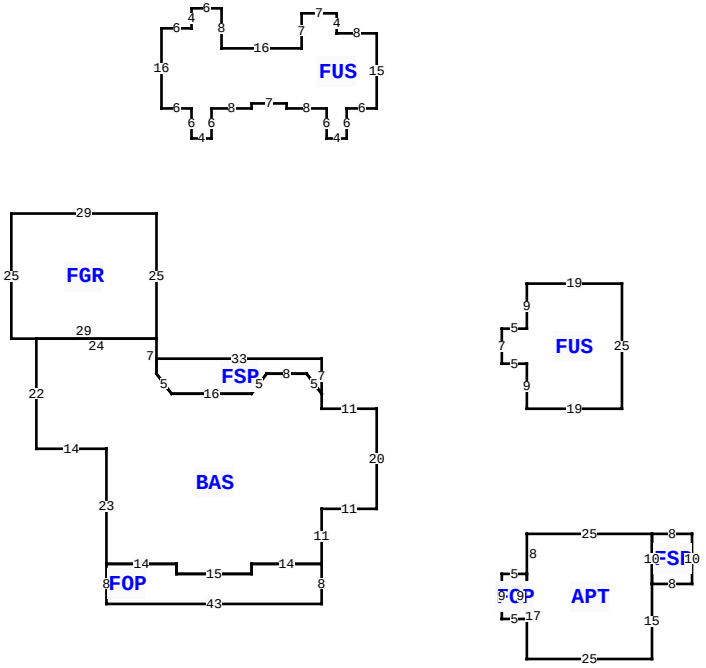
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	70,404
BAS	2,180	100		2,180	245,568
FGR	725	55		399	44,945
FOP	45	30		14	1,577
FOP	314	30		94	10,588
FSP	80	40		32	3,605
FSP	181	40		72	8,110
FUS	510	100		510	57,450
FUS	702	100		702	79,077
TOTALS	5,362			4,628	521,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,628	129.6245	142.59	659,907	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 4017 HX Base Yr 2005



349 SW OAK GLN, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	521,327
TOTAL MARKET OB/XF VALUE	36,276
TOTAL LAND VALUE - MARKET	204,768
TOTAL MARKET VALUE	762,371
SOH/AGL Deduction	226,726
ASSESSED VALUE	535,645
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	484,234
TOTAL JUST VALUE	762,371
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	771,839

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
1578/413	9/18/2026	LE	U	I	14	100
GRANTOR: TEDDER JOHN H						
GRANTEE: TEDDER JOHN H (ENH						
0966/2642	11/01/2002	WD	Q	I		92,200
GRANTOR: H A BUIE SR						
GRANTEE: JOHN TEDDER & MEGAN						

BUILDING NOTES

BUILDING DIMENSIONS

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$.

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	1,059.00	UT	2.00	2.00	100	2004	2004	3	100	2,118	
2	0280	POOL R/CON	0	100	17	35	595.00	UT	70.00	70.00	100	2004	2004	3	43	17,910	
3	0282	POOL ENCL	0	100	29	52	1,508.00	UT	15.00	15.00	100	2004	2004	3	40	9,048	
4	0040	BARN,POLE	0	100	40	40	1,600.00	UT	4.50	4.50	100	2013	2013	3	100	7,200	

LAND DESCRIPTION

TOTAL OB/XF 36,276

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	10.61	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							

REVIEW DATE 10/14/2025 BY chuck Total Acres: 21.33 Total Land Value: 204,768 Market: 0 Agricultural: 0 Common: 204,768 PRINTED 11/17/2026 BY SYS