

LOT 14 BLUEBIRD LANDING UNREC: C
 NW1/4, RUN E 50.03 FT, S 1392.44
 N 87 DEG E 725.23 FT, S 7 DEG W

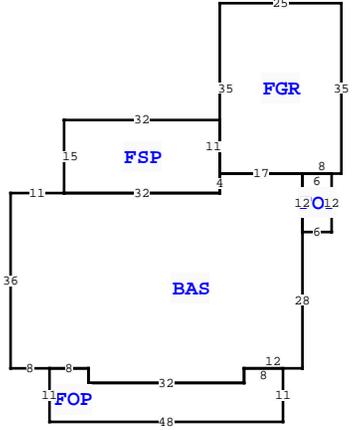
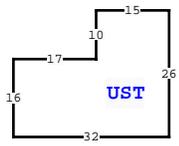
THOMAS FRANK C/THOMAS VALERIE A
 249 SW OAK GLN
 FORT WHITE, FL 32038

2026

31-7S-17-10070-114

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	15	HARDTILE 70	
Interior Floo	08	SHT VINYL 30	
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	
Architectual	05	CONV 100	
Units		0 100	
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
BAS	2,324	100	
FGR	875	55	
FOP	72	30	
FOP	432	30	
FSP	480	40	
UST	662	45	
TOTALS	4,845		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,447	120.9065	135.42	466,793	2009	2009	0	0	16.00	84.00
2 SINGLE FAM 100% - 2010 Heated Area: 2324 HX Base Yr 2010											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			392,106
TOTAL MARKET OB/XF VALUE			37,100
TOTAL LAND VALUE - MARKET			120,720
TOTAL MARKET VALUE			549,926
SOH/AGL Deduction			152,218
ASSESSED VALUE			397,708
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			346,297
TOTAL JUST VALUE			549,926
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			554,594

SALE:2:2: 35,000
 SALE:2:1: OTHER 10 AC PARCELS IN THIS AREA SOLD FO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042492	Solar Power Syste	28,000	08/05/2021
000042000	Roof Replacement	30,139	05/25/2021
27697	SFR	1,349	03/18/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0951/0240	4/15/2002	WD	Q	V		97,000
GRANTOR: H A BUIE SR						
GRANTEE: FRANK C & VALERIE A						
0872/0550	12/31/1998	WD	Q	V	01	0
GRANTOR: H A SR & MARGIE BUIE						
GRANTEE: SUZANNE B BUIE MCDO						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	14	32	UT	2.00	2.00	100
2	0166	CONC, PAVMT	0	100	0	0	UT	2.25	2.25	100
3	0021	BARN, FR AE	0	100	40	32	UT	20.00	20.00	100
4	0260	PAVEMENT-A	0	100	0	0	UT	0.00	0.00	100
5	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100
6	0031	BARN, MT AE	0	100	0	0	UT	0.00	0.00	100

TOTAL OB/XF											
37,100											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	10.06	AC	

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

BUILDING DIMENSIONS											
BAS= W11 S36 E8 FOP= S11 E48 N11 W8 S3 W32 N3 W8\$ E8 S3 E32 N3 E12 N28 FOP= E6 N12 W6 S12\$ N12 FGR= E8 N35 W25 S35 E17\$ W17 FSP= N11 W32 S15 E32 N4\$ S4 W32\$ PTR= N60 UST= N26 W15 S10 W17 S16 E32\$ S60\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	10.06	AC	