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

2027

31-7S-17-10070-114

BUILDING CHARACTERISTICS

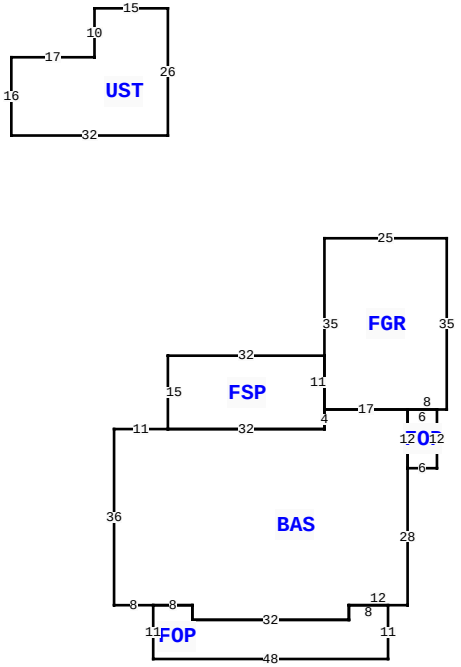
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,324	100		2,324	259,637
FGR	875	55		481	53,737
FOP	72	30		22	2,458
FOP	432	30		130	14,524
FSP	480	40		192	21,450
UST	662	45		298	33,293
TOTALS	4,845			3,447	385,099

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	133.00	458,451	2009	2009	0	0	0	16.00	84.00

2 SINGLE FAM 100% - 2010 Heated Area: 2324 HX Base Yr 2010



245 SW OAK 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	0166	CONC,PAVMT	0	100	14	32	448.00	UT	2.00	2.00	100	2004	2004	3	100	896	
2	0166	CONC,PAVMT	0	100	0	0	1,335.00	UT	2.25	2.25	100	2009	2009	3	100	3,004	
3	0021	BARN,FR AE	0	100	40	32	1,280.00	UT	20.00	20.00	100	1994	1994	3	100	25,600	
4	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
6	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	6,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		385,099
TOTAL MARKET OB/XF VALUE		37,100
TOTAL LAND VALUE - MARKET		120,720
TOTAL MARKET VALUE		542,919
SOH/AGL Deduction		133,280
ASSESSED VALUE		409,639
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		358,228
TOTAL JUST VALUE		542,919
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		549,926

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 & VALARIE A						
0872/0550	12/31/1998	WD	Q	V	01	0
GRANTOR: H A SR & MARGIE BUIE						
GRANTEE: SUZANNE B BUIE MCDO						

BUILDING NOTES

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

TOTAL OB/XF 37,100

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	10.06	AC		1.00	1.00	1.00	12,000.00	12,000.00	120,720							

REVIEW DATE 01/05/2018 BY DF Total Acres: 10.06 Total Land Value: 120,720 Market: 0 Agricultural: 0 Common: 120,720 PRINTED 11/17/2026 BY SYS