

AKA LOT 15 BLUEBIRD LANDING UNRE
COR OF NW1/4, RUN E 50.03 FT, S
FOR POB, CONT S'LY 640.24 FT, N

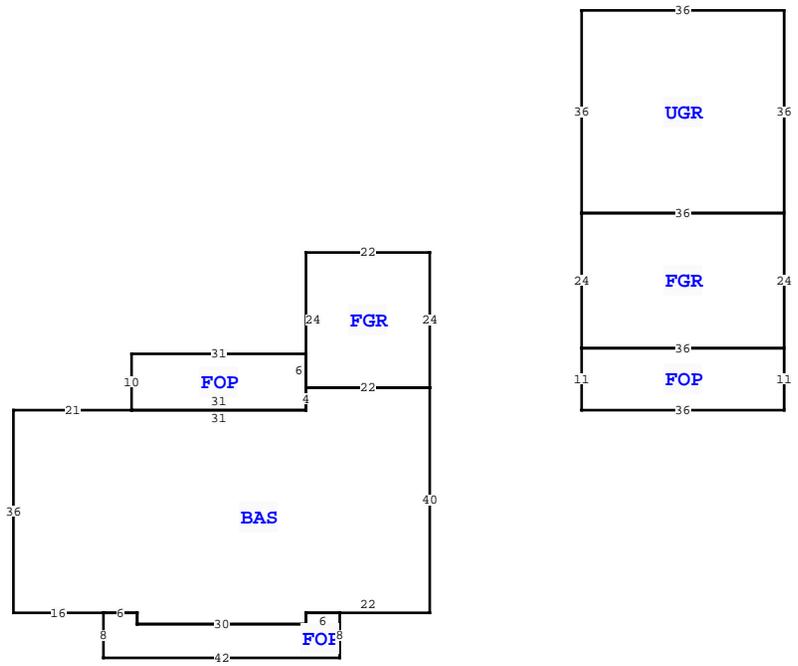
BERGENS ROBERT KEITH
1167 SW WOODLAND AVE
FORT WHITE, FL 32038

2026

31-7S-17-10070-115


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
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
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	2,812	100	
FGR	528	55	
FGR	864	55	
FOP	276	30	
FOP	310	30	
FOP	396	30	
UGR	1,296	45	
TOTALS	6,482		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND		
0100	01	4,455	128.0400	143.40	638,847	2020	2020	0	0	1	5.00	94.00		
1 SINGLE FAM 100% - 2023 Heated Area: 2812 HX Base Yr 2023														



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		600,516			
TOTAL MARKET OB/XF VALUE		60,374			
TOTAL LAND VALUE - MARKET		120,720			
TOTAL MARKET VALUE		781,610			
SOH/AGL Deduction		331,903			
ASSESSED VALUE		449,707			
TOTAL EXEMPTION VALUE		HX HB 51,411			
BASE TAXABLE VALUE		398,296			
TOTAL JUST VALUE		781,610			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		789,156			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39325	POOL	0	02/26/2020
38529	SFR	0	08/27/2019
38530	STORAGE	482	08/27/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/347	5/31/2022	WD	Q	I	01	908,200

GRANTOR: HARTZOG CARL MICHAEL
 GRANTEE: BERGENS ROBERT KEIT
 1390/2471 8/07/2019 WD Q V 01 100,000
 GRANTOR: BRIAN L & CATHERINE G
 GRANTEE: CARL MICHAEL & BREN

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W21 S36 E16 FOP= S8 E42 N8 W6 S2 W30 N2 W6\$ E6 S2 E30 N2 E22 N40 FGR= N24 W22 S24 E22\$ W22 FOP= N6 W31 S10 E31 N4\$ S4 W31\$ PTR= E80 FOP= E36 N11 FGR= N24UGR= N36 W36 S36 E36\$ W36 S24 E36\$ W36 S11\$ W80\$.	

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	624.00	UT	2.25	2.25	100	2020	2020	3	100	1,404	
2	0260	PAVEMENT-A	0	100	0	3,752.00	UT	1.50	1.50	100	2020	2020	3	100	5,628	
3	0120	CLFENCE 4	0	100	0	132.00	UT	5.50	5.50	100	2020	2020	3	100	726	
4	0280	POOL R/CON	0	100	0	826.00	UT	70.00	70.00	100	2020	2020	3	91	52,616	

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