

(AKA LOT 16 BLUEBIRD LANDING UNR  
 RUN S 1804.99 FT, E 814.42 FT, S  
 561.79 FT FOR POB, RUN N 775.52

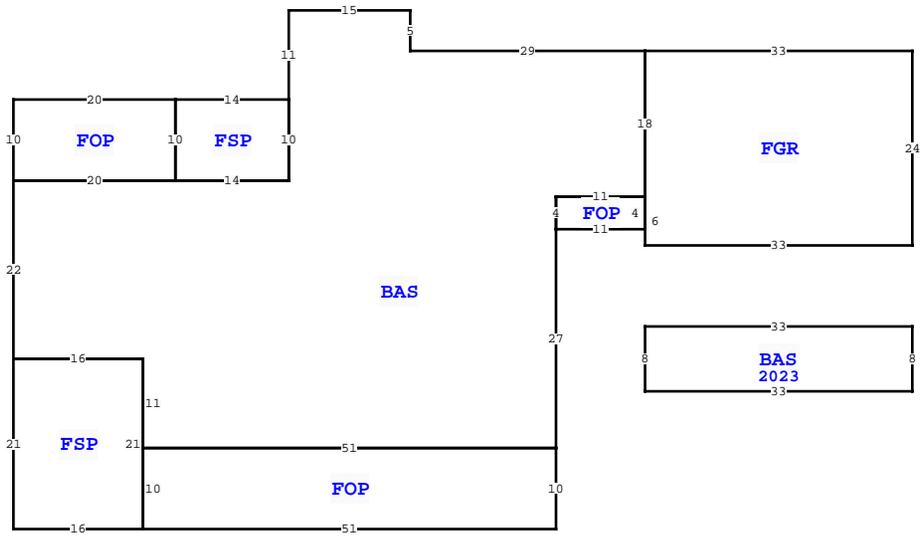
TIMKEN MARK/TIMKEN MELISSA  
 210 SW FOX SQUIRREL PL  
 FORT WHITE, FL 32038

**2026**

31-7S-17-10070-116  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	12	HARDWOOD	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	04	04	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
BAS	2,836	100	
BAS	264	100	2023
FGR	792	55	
FOP	44	30	
FOP	200	30	
FOP	510	30	
FSP	140	40	
FSP	336	40	
TOTALS	5,122		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,952	137.7924	154.33	609,912	2005	2005	0	0	20.00	80.00
1 SINGLE FAM 100% - 2024 Heated Area: 3100 HX Base Yr 2024											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	487,930			
TOTAL MARKET OB/XF VALUE	61,674			
TOTAL LAND VALUE - MARKET	120,480			
TOTAL MARKET VALUE	670,084			
SOH/AGL Deduction	268,171			
ASSESSED VALUE	401,913			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	350,502			
TOTAL JUST VALUE	670,084			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	676,183			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048256	Electrical Servic	0	09/22/2023
000047740	Storage Building	5,291	07/25/2023
000047545	Storage Building	69,915	06/26/2023
000046051	Roof Replacement	75,700	12/07/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1479/700	11/10/2022	WD	Q	I	01	831,000
GRANTOR: MCINTYRE EDWARD S						
GRANTEE: TIMKEN MARK						
0948/1377	3/07/2002	WD	Q	V		85,000
GRANTOR: BUIE SR						
GRANTEE: EDWARD & BARBARA MC						

EXTRA FEATURES		210 SW FOX SQUIRREL PL, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0180	FPLC 1STRY	0 100 0 0
2	0166	CONC, PAVMT	0 100 0 0
3	0080	DECKING	0 100 0 0
4	0030	BARN, MT	0 100 0 0
5	0296	SHED METAL	0 100 0 0

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	0180	FPLC 1STRY	0 100 0 0			1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC, PAVMT	0 100 0 0			966.00	UT	2.25	2.25	100	2005	2005	3	100	2,174	
3	0080	DECKING	0 100 0 0			1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
4	0030	BARN, MT	0 100 0 0			1.00	UT	54,000.00	54,000.00	100	2025	2024		100	54,000	
5	0296	SHED METAL	0 100 0 0			1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	
TOTAL OB/XF 61,674																

BUILDING NOTES	
BAS=[ORIG=0,0] W29 N5 W15 S11 S10 W14 W20 S22 E16 S11 E51 N27 N4 E11 N18 \$	
FGR=[ORIG=0,18] S6 E33 N24 W33 S18 \$	
FOP=[ORIG=-62,49] S10 E51 N10 W51 \$	
FSP=[ORIG=-78,38] S21 E16 N21 W16 \$	
FOP=[ORIG=-58,16] N10 W20 S10 E20 \$	
FSP=[ORIG=-44,6] W14 S10 E14 N10 \$	
FOP=[ORIG=-11,22] E11 N4 W11 S4 \$	
BAS=[YR=2023;ORIG=0,34] S8 E33 N8 W33 \$	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W29 N5 W15 S11 S10 W14 W20 S22 E16 S11 E51 N27 N4 E11 N18 \$	
FGR=[ORIG=0,18] S6 E33 N24 W33 S18 \$	
FOP=[ORIG=-62,49] S10 E51 N10 W51 \$	
FSP=[ORIG=-78,38] S21 E16 N21 W16 \$	
FOP=[ORIG=-58,16] N10 W20 S10 E20 \$	
FSP=[ORIG=-44,6] W14 S10 E14 N10 \$	
FOP=[ORIG=-11,22] E11 N4 W11 S4 \$	
BAS=[YR=2023;ORIG=0,34] S8 E33 N8 W33 \$	

LAND DESCRIPTION		TOTAL OB/XF 61,674																						
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	10.04	AC		1.00	1.00	1.00	12,000.00	12,000.00	120,480							