(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

2027

31-7S-17-10070-116

BUILDING CHARACTERISTICS

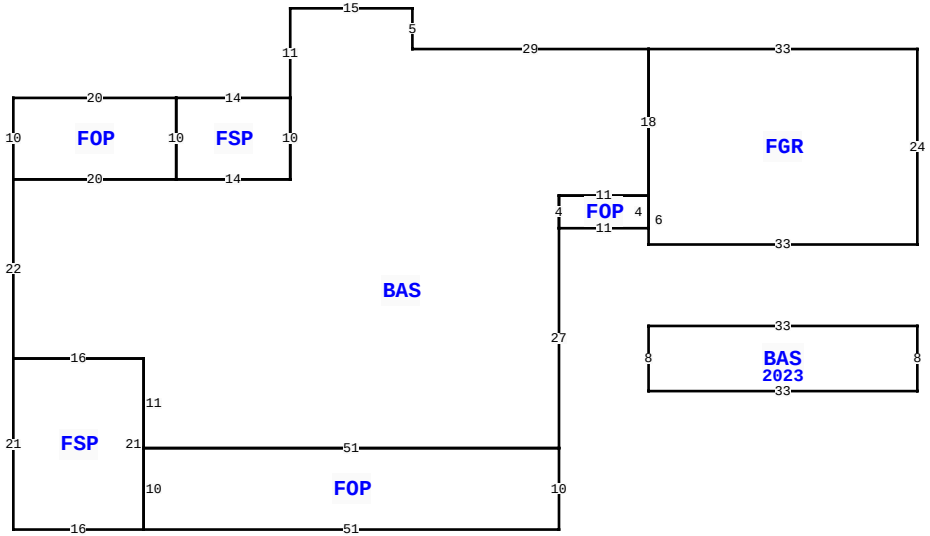
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,836	100		2,836	343,882
BAS	264	100	2023	264	32,011
FGR	792	55		436	52,868
FOP	44	30		13	1,576
FOP	200	30		60	7,275
FOP	510	30		153	18,552
FSP	140	40		56	6,790
FSP	336	40		134	16,248
TOTALS	5,122			3,952	479,204

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	151.57	599,005	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2024 Heated Area: 3100 HX Base Yr 2024



210 SW FOX SQUIRREL PL, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	479,204
TOTAL MARKET OB/XF VALUE	61,674
TOTAL LAND VALUE - MARKET	120,480
TOTAL MARKET VALUE	661,358
SOH/AGL Deduction	247,388
ASSESSED VALUE	413,970
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	362,559
TOTAL JUST VALUE	661,358
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	670,084

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						

BUILDING NOTES

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 $
.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 61,674

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	10.04	AC		1.00	1.00	1.00	12,000.00	12,000.00	120,480							

REVIEW DATE 02/09/2024 BY JB Total Acres: 10.04 Total Land Value: 120,480 Market: 0 Agricultural: 0 Common: 120,480 PRINTED 11/17/2026 BY SYS