AKA LOT 17 BLUEBIRD LANDING UNRE
RUN S 1804.99 FT, E 814.42 FT FO
359.61 FT TO PT OF A CURVE, NW'L

PULLIAM FRANK RAY III/PULLIAM MELINDA MCCALL
367 SW BLUEBIRD CT
FORT WHITE, FL 32038

**2027**

**31-7S-17-10070-117**

## BUILDING CHARACTERISTICS

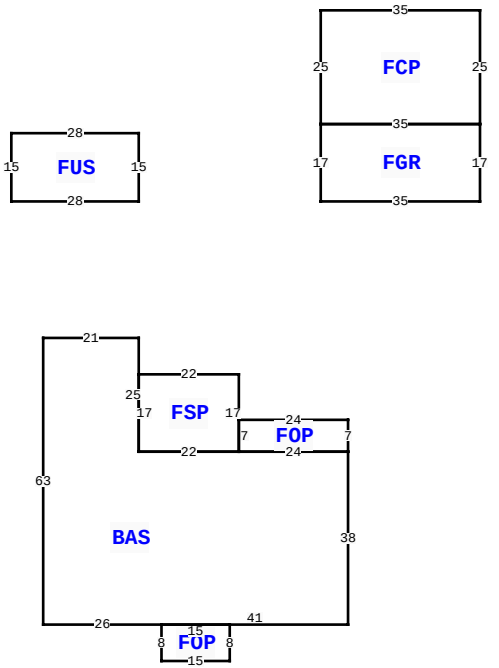
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 15 | HARDTILE 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 02 | 02 100 |
| Quality | 07 | 07 |
| DOR CODE | 5000 | IMPROVED AG |
| 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 | 3,071 | 100 | | 3,071 | 416,658 |
| FCP | 875 | 25 | | 219 | 29,713 |
| FGR | 595 | 55 | | 327 | 44,366 |
| FOP | 120 | 30 | | 36 | 4,884 |
| FOP | 168 | 30 | | 50 | 6,784 |
| FSP | 374 | 40 | | 150 | 20,352 |
| FUS | 420 | 100 | | 420 | 56,984 |
| TOTALS | 5,623 | | | 4,273 | 579,740 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 4,273 | 137.0468 | 150.75 | 644,155 | 2006 | 2015 | 0 | 0 | 0 | 10.00 | 90.00 |

1 SINGLE FAM 100% - 2021 Heated Area: 3491 HX Base Yr 2021




367 SW BLUE BIRD CT, 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 | 0 | 0 | 2,050.00 | UT | 3.00 | 3.00 | 100 | 2006 | 2006 | 3 | 100 | 6,150 | |
| 2 | 0280 | POOL R/CON | 0 | 100 | 0 | 0 | 433.00 | UT | 70.00 | 70.00 | 100 | 2007 | 2007 | 3 | 54 | 16,367 | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,200 | |
| 4 | 0170 | FPLC 2STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,750.00 | 2,750.00 | 100 | 2017 | 2017 | 3 | 100 | 2,750 | |
| 5 | 0060 | CARPORT F | 0 | 100 | 24 | 24 | 576.00 | UT | 15.00 | 15.00 | 100 | 2023 | 2022 | | 100 | 8,640 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 579,740 |
| TOTAL MARKET OB/XF VALUE | | 35,107 |
| TOTAL LAND VALUE - MARKET | | 120,240 |
| TOTAL MARKET VALUE | | 629,607 |
| SOH/AGL Deduction | | 146,192 |
| ASSESSED VALUE | | 483,415 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 432,004 |
| TOTAL JUST VALUE | | 735,087 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 686,596 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000045262 | Electrical Servic | 0 | 08/23/2022 |
| 000045114 | Storage Building | 10,000 | 08/08/2022 |
| 000041543 | Roof Replacement | 27,365 | 03/18/2021 |
| 25390 | POOL | 175 | 01/10/2007 |
| 24498 | SFR | 943 | 05/11/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1562/1140 | 3/05/2026 | WD | Q | I | 01 | 915,000 |
| GRANTOR: ZAZICKI-FRIEDEL KAREN | | | | | | |
| GRANTEE: PULLIAM FRANK RAY I | | | | | | |
| 1410/0290 | 4/07/2020 | WD | Q | I | 01 | 650,000 |
| GRANTOR: WALLACE YNN & LYNNETT | | | | | | |
| GRANTEE: KAREN ZAZICKI-FRIED | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W21 S63 E26 FOP= S8 E15 N8 W15$ E41 N38 FOP= N7 W24 S7 E24$ W24 FSP= N17 W22 S17 E22$ W22 N25$ PTR= N30 FUS= N15 W28 S15 E28$ S30 PTR= N30 E40 FGR= E35 N17 FCP= N25 W35 S25 E35$ W35 S17 $ S30 W40$.

## LAND DESCRIPTION

TOTAL OB/XF 35,107

| 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 | | | | | 1.02 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 12,240 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 100 | | | | | 9.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 2,520 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 100 | | | | | 9.00 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 108,000 | | | | | | | |

REVIEW DATE 07/10/2026 BY TP Total Acres: 10.02 Total Land Value: 14,760 Market: 108,000 Agricultural: 2,520 Common: 12,240 PRINTED 11/17/2026 BY SYS