

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

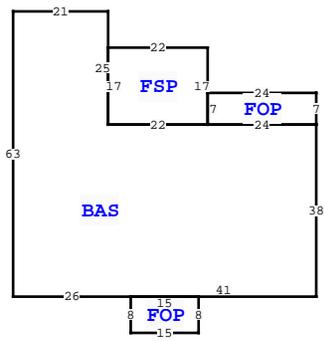
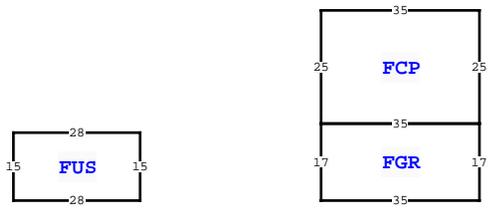
PULLIAM FRANK RAY III/PULLIAM MELINDA MCCALL  
 367 SW BLUEBIRD CT  
 FORT WHITE, FL 32038

**2026**

31-7S-17-10070-117

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	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
BAS	3,071	100	
FCP	875	25	
FGR	595	55	
FOP	120	30	
FOP	168	30	
FSP	374	40	
FUS	420	100	
TOTALS	5,623		

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	153.49	655,863	2006	2006	0	0	19.00	81.00
1 SINGLE FAM 100% - 2021 Heated Area: 3491 HX Base Yr 2021											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			531,249
TOTAL MARKET OB/XF VALUE			35,107
TOTAL LAND VALUE - MARKET			120,240
TOTAL MARKET VALUE			581,116
SOH/AGL Deduction			111,708
ASSESSED VALUE			469,408
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			417,997
TOTAL JUST VALUE			686,596
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			694,368

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	Q	I	01	915,000
GRANTOR: ZAZICKI-FRIEDEL KAREN						
GRANTEE: PULLIAM FRANK RAY I						
1410/0290	4/07/2020	WD Q	Q	I	01	650,000
GRANTOR: WALLACE YNN & LYNNETT						
GRANTEE: KAREN ZAZICKI-FRIED						

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

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

BUILDING NOTES	
367 SW BLUE BIRD CT, FORT WHITE	

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																						
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					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							