

AKA LOT 18 BLUEBIRD LANDING UNRE
S 1257.49 FT FOR POB, CONT S 547
FT, N 359.61 FT TO PT OF A CURVE

SENER CHRISTOPHER S/SENER COURTNEY W
280 SW BLUE BIRD CT
FT WHITE, FL 32038

2026

31-7S-17-10070-118



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	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	2,156	100	2023
FGR	806	55	2023
FOP	224	30	2023
FOP	252	30	2023
TOTALS	3,438		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2023								
Heated Area: 2156						HX Base Yr 2023					
TOTALS	3,438		2,742	359,650							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	359,650		
TOTAL MARKET OB/XF VALUE	1,800		
TOTAL LAND VALUE - MARKET	120,120		
TOTAL MARKET VALUE	481,570		
SOH/AGL Deduction	95,772		
ASSESSED VALUE	385,798		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	334,387		
TOTAL JUST VALUE	481,570		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	485,278		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044615	New Residential C	389,600	07/29/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/224	4/22/2022	WD	Q	V	01	101,500
GRANTOR: PARKS CYNTHIA						
GRANTEE: SENTER CHRISTOPHER						
1440/639	6/14/2021	WD	Q	V	01	110,000
GRANTOR: RICHTER NADIA						
GRANTEE: PARKS CYNTHIA						

EXTRA FEATURES		280 SW BLUE BIRD CT, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC,PAVMT	3.00

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

BUILDING NOTES											
BAS=[YR=2023;ORIG=60,21] S45 E2 E36 E8 N7 W2 N16 E8 N7 E18 N17 W26 S6 S8 W28 N8 N4 W16 \$											
FOP=[YR=2023;ORIG=62,66] S7 E36 N7 W36 \$											
FOP=[YR=2023;ORIG=76,25] S8 E28 N8 W28 \$											
FGR=[YR=2023;ORIG=112,36] S7 W8 S16 E2 S7 S7 E18 N12 E6 N25 W18 \$											

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	10.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	120,120							