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

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

2027

31-7S-17-10070-118

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	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

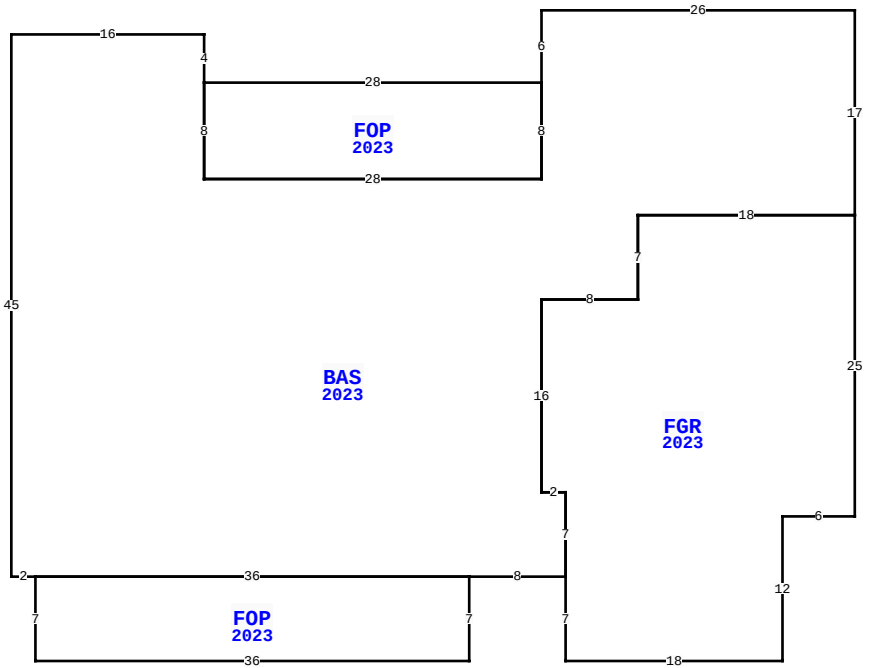
NEIGHBORHOOD/LOC 31717.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,156	100	2023	2,156	277,748
FGR	806	55	2023	443	57,070
FOP	224	30	2023	67	8,631
FOP	252	30	2023	76	9,791
TOTALS	3,438			2,742	353,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,742	120.7360	132.81	364,165	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2156 HX Base Yr 2023



280 SW BLUE BIRD CT, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	353,240
TOTAL MARKET OB/XF VALUE	1,800
TOTAL LAND VALUE - MARKET	120,120
TOTAL MARKET VALUE	475,160
SOH/AGL Deduction	77,788
ASSESSED VALUE	397,372
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	345,961
TOTAL JUST VALUE	475,160
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	481,570

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						

BUILDING NOTES

BUILDING DIMENSIONS

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 $
.

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	600.00	UT	3.00	3.00	100	2023	2022		100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 1,800

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

REVIEW DATE 12/13/2022 BY TW Total Acres: 10.01 Total Land Value: 120,120 Market: 0 Agricultural: 0 Common: 120,120 PRINTED 11/17/2026 BY SYS