

AKA LOT 19 BLUEBIRD LANDING UNRE
COR, RUN S 1804.99 FT FOR POB, C
FT, E 815.23 FT, N 543.43 FT, W

FALLMAN C. PAUL & DEBRA J FALLMAN FAMILY REVOCABLE
PO BOX 25
FLAGLER BEACH, FL 32136-0025

2026

31-7S-17-10070-119



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
																	VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 120,240 TOTAL MARKET VALUE 3,707 SOH/AGL Deduction 0 ASSESSED VALUE 3,707 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 3,707 TOTAL JUST VALUE 120,240 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 120,240											
																	PERMIT NUM DESCRIPTION AMT ISSUED											
																	SALES DATA OFF RECORD DATE TYPE Q V RSN SALE Number INST U I CD PRICE 1503/532 11/17/2023 WD Q V 01 210,000 GRANTOR: PECK JAMES C GRANTEE: FALLMAN C. PAUL & D 1492/2065 5/31/2023 WD Q V 01 200,000 GRANTOR: REARDON BARBARA GRANTEE: PECK JAMES C											
																	BUILDING NOTES											
																	BUILDING DIMENSIONS											
																	TOTALS											
																	BLD DATE LGL DATE XF DATE LAND DATE 05/15/2024 MLU INC DATE AG DATE											
																	EXTRA FEATURES											
L	OB/XF	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	5200	A																										
2	9910	M																										
																	LAND DESCRIPTION											
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	5200	A	CROPLAND 2	0			A-1	0.00	0.00	10.02	AC		1.00	1.00	1.00	370.00	370.00	3,707										
2	9910	M	MKT.VAL.AG	0			A-1	0.00	0.00	10.02	AC		1.00	1.00	1.00	12,000.00	12,000.00	120,240										
																	TOTAL OB/XF 0											
REVIEW DATE 05/15/2024 BY MLU Total Acres: 10.02 Total Land Value: 3,707 Market: 120,240 Agricultural: 3,707 Common: 0 PRINTED 03/24/2026 BY SYS																												