

AKA LOT 20 BLUEBIRD LANDING UNRE  
OF NW1/4, RUN S 7.37 FT, E 816 F  
W 815.23 FT, S 528, FT MOL TO PO

FELMAN JAMES E  
100 S ASHLEY DR #1450  
TAMPA, FL 33602

2026

31-7S-17-10070-120



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																					
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 120,240 <b>TOTAL MARKET VALUE</b> 120,240 SOH/AGL Deduction 6,878 <b>ASSESSED VALUE</b> 113,362 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 113,362 <b>TOTAL JUST VALUE</b> 120,240 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 120,240																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>     																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1297/1583</td> <td>7/02/2015</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>90,000</td> </tr> </tbody> </table> GRANTOR: LINDA HOUSE GRANTEE: JAMES E FELMAN 1054/0162      8/02/2005      WD      Q      V      06      100 GRANTOR: KEVIN & LINDA HOUSE GRANTEE: LINDA HOUSE										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1297/1583	7/02/2015	WD	Q	V	01	90,000
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TOTALS																																											
<b>EXTRA FEATURES</b>																																											
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																											
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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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	0000	C	VAC RES	0		A-1	0.00	0.00	10.02	AC		1.00	1.00	1.00	12,000.00	12,000.00	120,240																										
REVIEW DATE 05/15/2024 BY MLU Total Acres: 10.02 Total Land Value: 120,240 Market: 0 Agricultural: 0 Common: 120,240 PRINTED 06/08/2026 BY SYS																																											