AKA LOT 21 BLUEBIRD LANDING UNRE
SW COR OF NW1/4, RUN N 527.91 FT
FT FOR POB, RUN S 499.44 FT, E 6

LOGAN LINDA
4997 RIVEREDGE DR
TITUSVILLE, FL 32780

2026

31-7S-17-10070-121

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	127,800
TOTAL MARKET VALUE	2,982
SOH/AGL Deduction	0
ASSESSED VALUE	2,982
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,982
TOTAL JUST VALUE	127,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1054/0162	8/02/2005	WD	Q	V	06	100
GRANTOR: KEVIN & LINDA HOUSE						
GRANTEE: LINDA HOUSE						
1019/1086	6/11/2004	WD	Q	V		275,000
GRANTOR: BUIE						
GRANTEE: KEVIN & LINDA HOUSE						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.65	AC		1.00	1.00	1.00	280.00	280.00	2,982							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.65	AC		1.00	1.00	1.00	12,000.00	12,000.00	127,800							

REVIEW DATE 05/15/2024 BY MLU Total Acres: 10.65 Total Land Value: 2,982 Market: 127,800 Agricultural: 2,982 Common: 0 PRINTED 06/08/2026 BY SYS