AKA LOT 22 BLUEBIRD LANDING UNRE
SW COR OF NW1/4, RUN S 7.37 FT,
N 35.85 FT, E 669.17 FT FOR POB,

BUSH MICHELE/BUSH CHARLES DEAN
1388 SW WOODLAND AVE
FORT WHITE, FL 32038

2027

31-7S-17-10070-122

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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
Architectual	05	CONV 100
Units		0 100
Quality	07	07

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 02

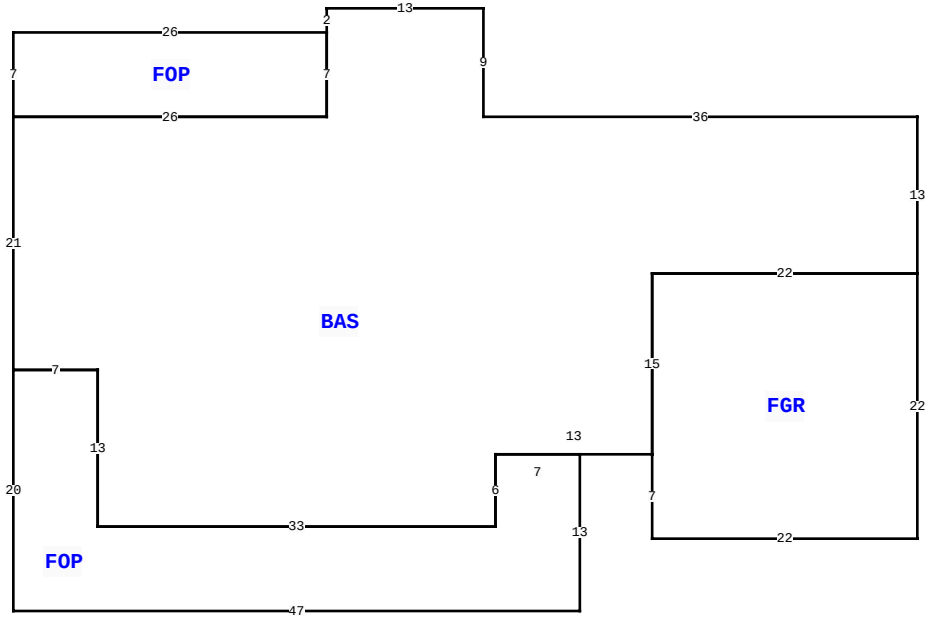
NEIGHBORHOOD/LOC 31717.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,036	100		2,036	260,448
FGR	484	55		266	34,027
FOP	182	30		55	7,035
FOP	462	30		139	17,781
TOTALS	3,164			2,496	319,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,496	125.0480	137.55	343,325	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 2036 HX Base Yr 2019



1388 SW WOODLAND AVE, FORT WHITE

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

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
2	0166	CONC,PAVMT	0	100	24	25	600.00	UT	2.00	2.00	100	2018	2018	3	100	1,200	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		319,292
TOTAL MARKET OB/XF VALUE		3,900
TOTAL LAND VALUE - MARKET		120,360
TOTAL MARKET VALUE		443,552
SOH/AGL Deduction		166,845
ASSESSED VALUE		276,707
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		225,296
TOTAL JUST VALUE		443,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36290	TR/TRAILER	0	02/05/2018
36267	SFR	1,094	01/30/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1344/2607	9/27/2017	WD	U	V	11	100
GRANTOR: MICHELE BUSH						
GRANTEE: MICHELE & CHARLES D						
1340/1451	7/07/2017	WD	Q	V	01	95,000
GRANTOR: TERENCE & DONNA MCMAH						
GRANTEE: MICHELE BUSH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 N9 W13 S2 FOP= W26 S7 E26 N7$ S7 W26 S21 FOP= S20 E47 N13 W7 S6 W33 N13 W7$ E7 S13 E33 N6 E13 FGR= S7 E22 N22 W22 S15$ N15 E22 N13$.

LAND DESCRIPTION

TOTAL OB/XF 3,900

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	10.03	AC		1.00	1.00	1.00	12,000.00	12,000.00	120,360							

REVIEW DATE 01/30/2019 BY JH Total Acres: 10.03 Total Land Value: 120,360 Market: 0 Agricultural: 0 Common: 120,360 PRINTED 11/17/2026 BY SYS