

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

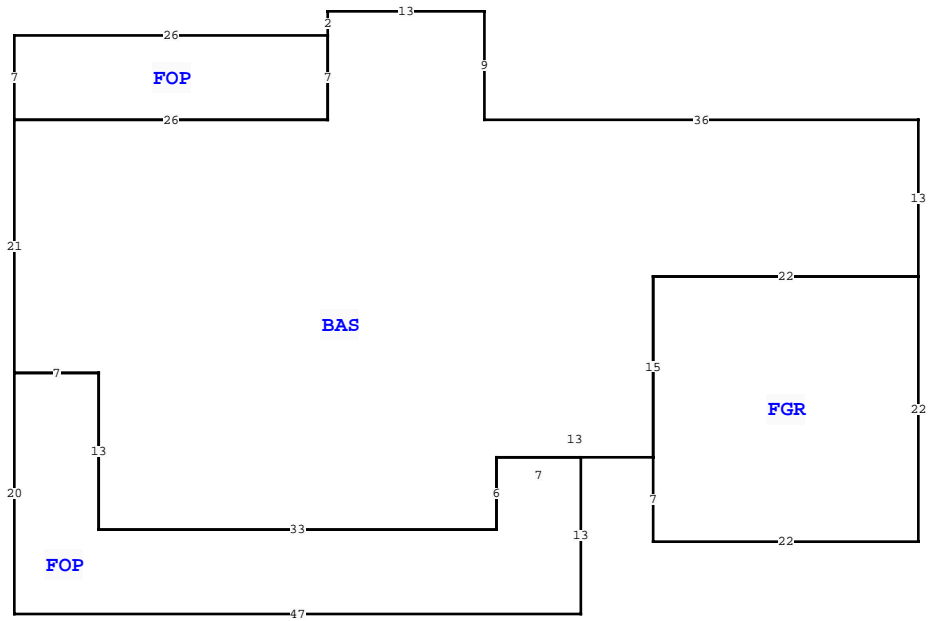
2026

31-7S-17-10070-122



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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/VNLPK	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 Units	05	CONV	100
		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
BAS	2,036	100	
FGR	484	55	
FOP	182	30	
FOP	462	30	
TOTALS	3,164		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2019								
Heated Area: 2036						HX Base Yr 2019					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			325,095
TOTAL MARKET OB/XF VALUE			3,900
TOTAL LAND VALUE - MARKET			120,360
TOTAL MARKET VALUE			449,355
SOH/AGL Deduction			180,707
ASSESSED VALUE			268,648
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			217,237
TOTAL JUST VALUE			449,355
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			452,851

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						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0169	FENCE/WOOD	0.00
2	0166	CONC,PAVMT	2.00
3	0190	FPLC PF	1,200.00

TOTAL OB/XF												3,900				
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
1	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
2	0166	CONC,PAVMT	0	100	24	600.00	UT	2.00	2.00	100	2018	2018	3	100	1,200	
3	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	

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																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							