

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

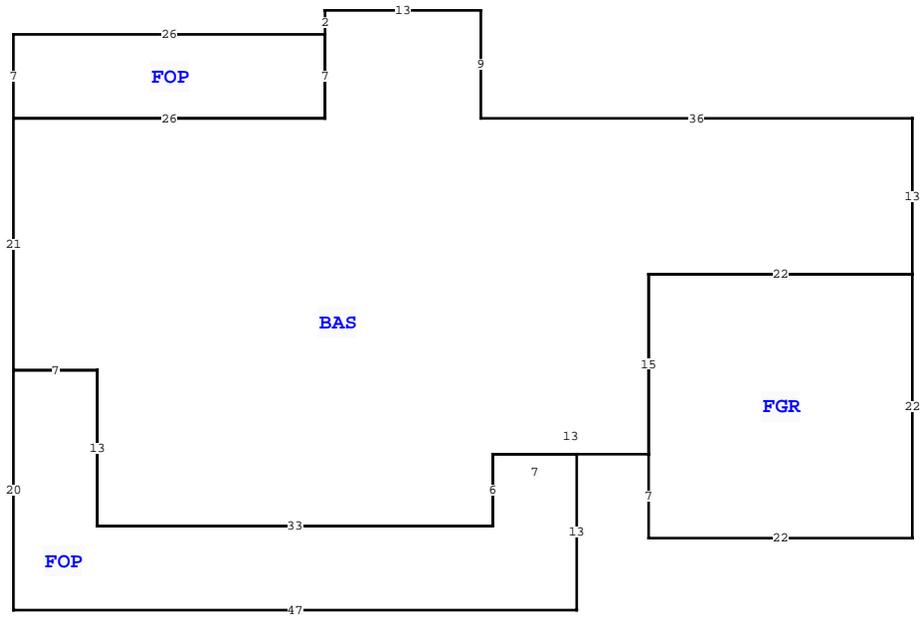
2026

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
0100	01	2,496	125.0480	140.05	349,565	2018	2018	0	0	7.00	93.00
1 SINGLE FAM 100% - 2019 Heated Area: 2036 HX Base Yr 2019											



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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 S7 E7 S13 E33 N6 E13 FGR= S7 E22 N22 W22 S15 S15 E22 N13 S.	

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							