

AKA LOT 23 BLUEBIRD LANDING UNRE
COR OF NW1/4, RUN E 50.03 FT, S
S 8 DEG E 640.24 FT, N 66 DEG W

SPATES MARY LOU HAWKINS
198 SW OAK GLN
FORT WHITE, FL 32038-2187

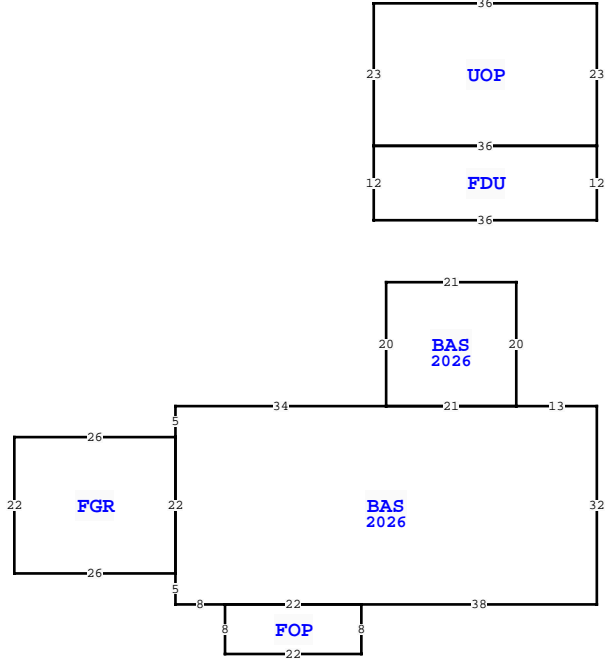
2026

31-7S-17-10070-123



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	32	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 90			
Interior Floo	11	CLAY TILE 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units		0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
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	420	100	2026	420	43,879
BAS	2,176	100	2026	2,176	227,335
FDU	432	60		259	27,059
FGR	572	55		315	32,909
FOP	176	30		53	5,537
UOP	828	20		166	17,343
TOTALS	4,604			3,389	354,062

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%	- 2007									
				Heated Area: 2596				HX Base Yr 2007				



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VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	354,062			
TOTAL MARKET OB/XF VALUE	5,975			
TOTAL LAND VALUE - MARKET	121,320			
TOTAL MARKET VALUE	481,357			
SOH/AGL Deduction	139,989			
ASSESSED VALUE	341,368			
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE	289,957			
TOTAL JUST VALUE	481,357			
NCON VALUE	38,255			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	447,304			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049273	Roof Replacement	18,000	02/22/2024
000048692	Additions	85,000	11/17/2023
000048110	Electrical Servic	0	09/13/2023
23507	SFR	624	08/18/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1353/0871	1/30/2018	LE	U	I	14	100

GRANTOR: MARY LOU HAWKINS (LE)
GRANTEE: WILLIAM JAMES HAWKI
0956/0372 6/19/2002 WD Q V 106,700
GRANTOR: H A BUIE SR
GRANTEE: MARY LOU HAWKINS

EXTRA FEATURES																
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	0166	CONC, PAVMT	0	100	0	350.00	UT	2.50	2.50	100	2006	2006	3	100	875	
2	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2026;ORIG=0,0] W13 W21 W34 S5 S22 S5 E8 E22 E38 N32 \$ UOP=[ORIG=0,-42] N23 W36 S23 E36 \$ FGR=[ORIG=-68,5] W26 S22 E26 N22 \$ FDU=[ORIG=0,-30] N12 W36 S12 E36 \$ BAS=[YR=2026;ORIG=-13,-20] W21 S20 E21 N20 \$ FOP=[ORIG=-60,32] S8 E22 N8 W22 \$ PTR=[ORIG=0,0] N30 S30 \$												

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	10.11	AC		1.00	1.00	1.00	12,000.00	12,000.00	121,320								