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

2027

31-7S-17-10070-123

BUILDING CHARACTERISTICS

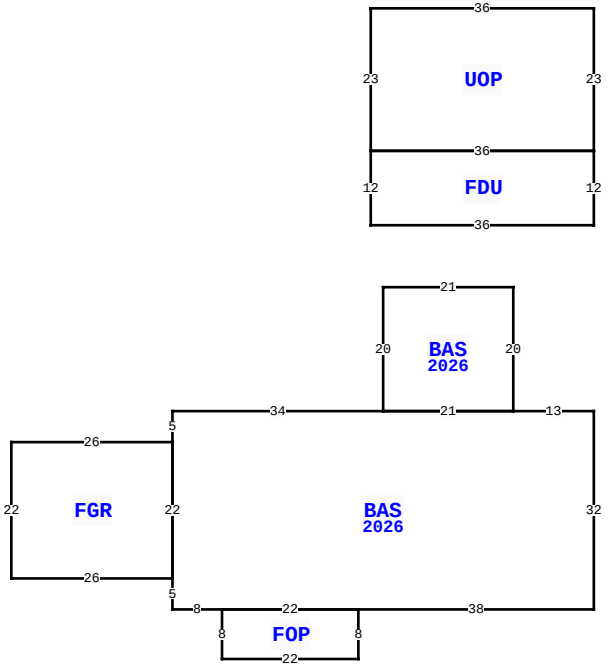
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	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	43,093
BAS	2,176	100	2026	2,176	223,264
FDU	432	60		259	26,574
FGR	572	55		315	32,320
FOP	176	30		53	5,438
UOP	828	20		166	17,032
TOTALS	4,604			3,389	347,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,389	115.1590	126.67	429,285	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 2596 HX Base Yr 2007



198 SW OAK GLN, FORT WHITE

BLD DATE		LGL DATE	05/15/2024 MLU
XF DATE		LAND DATE	
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		347,721
TOTAL MARKET OB/XF VALUE		5,975
TOTAL LAND VALUE - MARKET		121,320
TOTAL MARKET VALUE		475,016
SOH/AGL Deduction		123,407
ASSESSED VALUE		351,609
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		300,198
TOTAL JUST VALUE		475,016
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		481,357

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						

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 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 5,975

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

REVIEW DATE 10/12/2023 BY TW Total Acres: 10.11 Total Land Value: 121,320 Market: 0 Agricultural: 0 Common: 121,320 PRINTED 11/17/2026 BY SYS