

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

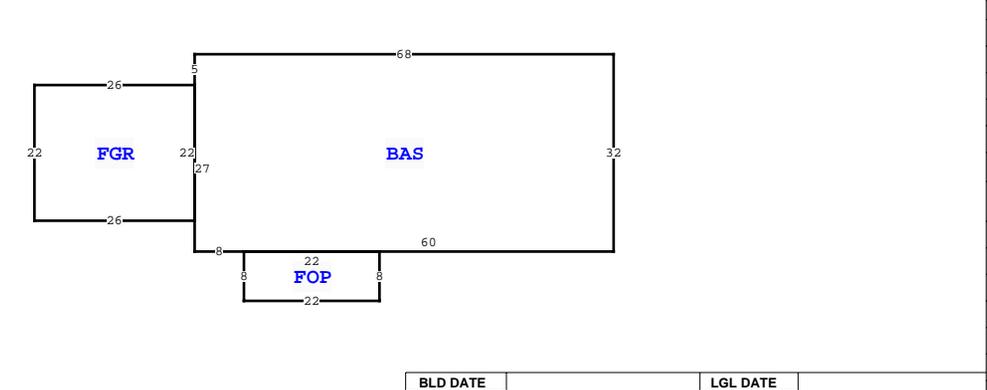


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	11 CLAY TILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2.5 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,969	117.2490	131.32	389,889	2006	2006	0	0	19.00	81.00	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		315,810	
TOTAL MARKET OB/XF VALUE		5,975	
TOTAL LAND VALUE - MARKET		121,320	
TOTAL MARKET VALUE		443,105	
SOH/AGL Deduction		139,992	
ASSESSED VALUE		303,113	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		251,702	
TOTAL JUST VALUE		443,105	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		447,304	

MAP NUM		MKT AREA	
		02	
NEIGHBORHOOD/LOC		31717.020 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	2,176	100	231,459
FDU	432	60	27,550
FGR	572	55	33,506
FOP	176	30	5,638
UOP	828	20	17,657
TOTALS	4,184		315,810



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	

TOTAL OB/XF			5,975												
BLD DATE						LGL DATE						05/15/2024		MLU	
XF DATE						LAND DATE									
INC DATE						AG DATE									

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W68 S5 FGR= W26 S22 E26 N22\$ S27 E8 FOP= S8 E22 N8 W22\$ E60 N32\$ PTR= N30 FDU= N12 UOP= N23 W36 S23 E36\$ W36 S12 E36\$ 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								