

(AKA LOT 24 BLUEBIRD LANDING S/D
COMM NE COR OF NW1/4, RUN E 50.0
1392.44 FT, S 8 DEG E 640.24 FT

SMITH SEAN T
258 SW OAK GLEN
FORT WHITE, FL 32038

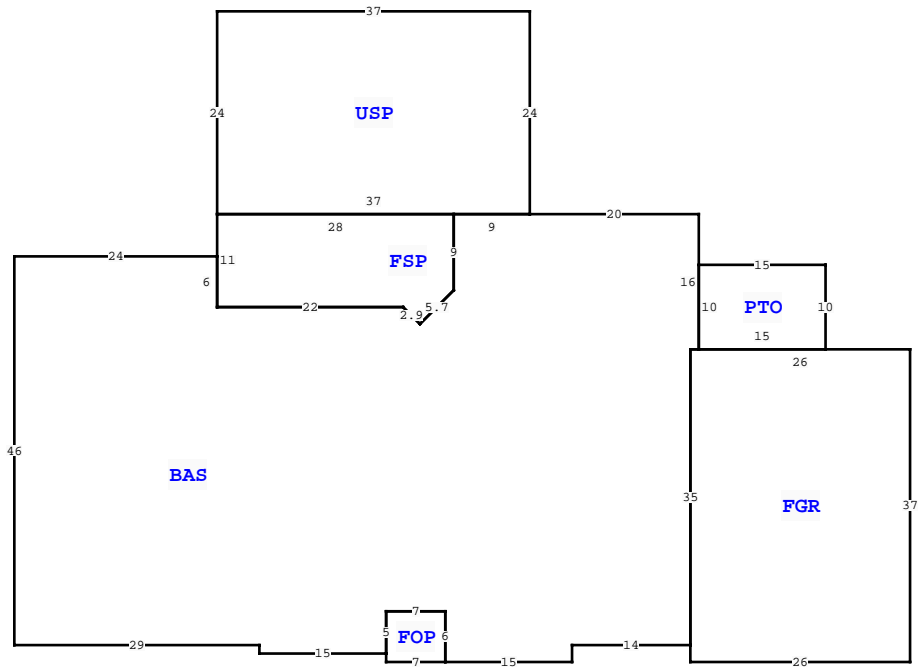
2026

31-7S-17-10070-124



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	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
BAS	3,683	100	
FGR	962	55	
FOP	42	30	
FSP	310	40	
PTO	150	5	
USP	888	35	
TOTALS	6,035		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,668	119.3973	133.72	624,205	2003	2003	0	0	22.00	78.00
1 SINGLE FAM 100% - 2026 Heated Area: 3683 HX Base Yr 2026											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	486,880			
TOTAL MARKET OB/XF VALUE	21,060			
TOTAL LAND VALUE - MARKET	221,760			
TOTAL MARKET VALUE	729,700			
SOH/AGL Deduction	0			
ASSESSED VALUE	729,700			
TOTAL EXEMPTION VALUE	HX HB VX 56,411			
BASE TAXABLE VALUE	673,289			
TOTAL JUST VALUE	729,700			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	735,942			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19963	SFR	608	09/13/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/1351	6/04/2025	TR	U	I	11	100

GRANTOR: SMITH SONDR L REVOCA
GRANTEE: SMITH SEAN T

1348/1917	11/08/2017	LE	U	I	14	100
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GRANTOR: SONDR L SMITH (LIFE)
GRANTEE: THE SONDR L SMITH

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0	0	2.00	2.00	100	2003
2	0031	BARN, MT AE	0	100	39	48	0	7.50	7.50	100	2003
3	0166	CONC, PAVMT	0	100	0	0	0	2.00	2.00	100	2003

TOTAL OB/XF												21,060												
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	10.02	AC		1.00	1.00	0.80	12,000.00	9,600.00	96,192							
2	9900	C	AC NON-AG	100					13.08	AC		1.00	1.00	0.80	12,000.00	9,600.00	125,568							

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/15/2024	MLU
		05/23/2022	SPF

BUILDING DIMENSIONS	
BAS= W20 USP= N24 W37 S24 E37\$ W9 FSP= W28 S11 E22 D2 R2 R4 U4 N9\$ S9 D4 L4 L2 U2 W22 N6 W24 S46 E29 S1 E15 FOP= S1 E7 N6 W7 S5\$ N5 E7 S6 E15 N2 E14 FGR= S2 E26 N37 W26 S35\$ N35 E1 PTO= E15 N10 W15 S10\$ N16\$.	

LAND DESCRIPTION		TOTAL OB/XF																							
1	0100	C	SFR	100		A-1	0.00	0.00	10.02	AC		1.00	1.00	0.80	12,000.00	9,600.00	96,192								
2	9900	C	AC NON-AG	100					13.08	AC		1.00	1.00	0.80	12,000.00	9,600.00	125,568								