

(AKA LOT 28 BLUEBIRD LANDING UNR  
COR OF NW1/4, RUN E 50.03 FTK S  
S 6 DEG E 640.24 FT, N 66 DEG W

MANNIKKO JOSEPH L/BARIS BARBARA E  
1427 SW WOODLAND AVE  
FORT WHITE, FL 32038

2026

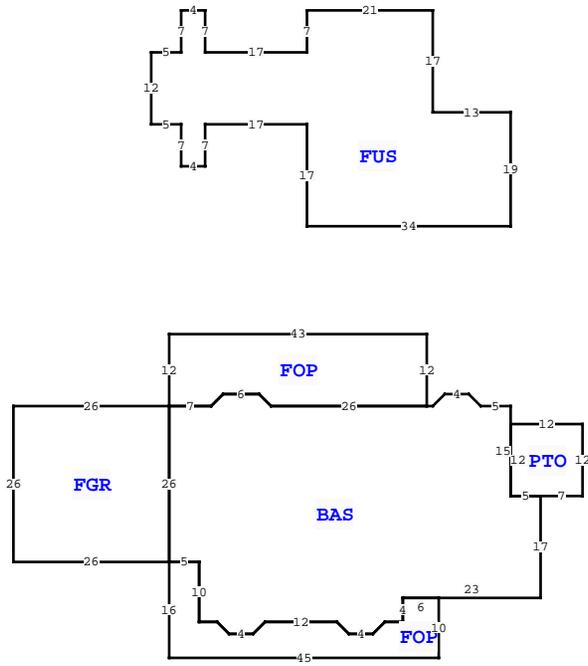
31-7S-17-10070-128



| ELEMENT            | CD | CONSTRUCTION   |
|--------------------|----|----------------|
| Exterior Wall      | 32 | HARDIE BRD 100 |
| Roof Structur      | 03 | GABLE/HIP 100  |
| Roof Cover         | 12 | MODULAR MT 100 |
| Interior Wall      | 05 | DRYWALL 100    |
| Interior Floo      | 12 | HARDWOOD 50    |
| Interior Floo      | 14 | CARPET 50      |
| Air Condition      | 03 | CENTRAL 100    |
| Heating Type       | 04 | AIR DUCTED 100 |
| Bedrooms           |    | 4 100          |
| Bathrooms          |    | 3.5 100        |
| Frame              | 03 | MASONRY 100    |
| Stories            |    | 2. 2. 100      |
| Architectual Units | 05 | CONV 100       |
| Condition Adj      | 03 | 03 100         |
| Kitchen Adjus      | 01 | 01 100         |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |       |        |  |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |  |
| 0100               | 01  | 4,063     | 129.9606    | 145.56         | 591,410        | 2004 | 2004 | 0    | 0    | 21.00 | 79.00  |  |

1 SINGLE FAM 100% - 2017 Heated Area: 3438 HX Base Yr 2017



| Quality          | 07 07            |             |      |              |                      |
|------------------|------------------|-------------|------|--------------|----------------------|
| DOR CODE         | 5000 IMPROVED AG |             |      |              |                      |
| 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              | 2,067            | 100         |      | 2,067        | 237,690              |
| FGR              | 676              | 55          |      | 372          | 42,777               |
| FOP              | 320              | 30          |      | 96           | 11,039               |
| FOP              | 500              | 30          |      | 150          | 17,249               |
| FUS              | 1,371            | 100         |      | 1,371        | 157,655              |
| PTO              | 144              | 5           |      | 7            | 805                  |
| <b>TOTALS</b>    | <b>5,078</b>     |             |      | <b>4,063</b> | <b>467,214</b>       |

| 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              | 0180       | FPLC 1STRY  | 0       | 100 | 0  | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 2004    | 2004        | 3 | 100    | 2,000           |       |
| 2              | 0040       | BARN,POLE   | 0       | 100 | 0  | 1.00     | UT | 0.00     | 0.00           | 100       | 2013    | 2013        | 3 | 100    | 2,000           |       |
| 3              | 0166       | CONC,PAVMT  | 0       | 100 | 26 | 676.00   | UT | 2.00     | 2.00           | 100       | 2004    | 2004        | 3 | 100    | 1,352           |       |
| 4              | 0282       | POOL ENCL   | 0       | 100 | 30 | 1,320.00 | UT | 15.00    | 15.00          | 100       | 2006    | 2006        | 3 | 40     | 7,920           |       |
| 5              | 0280       | POOL R/CON  | 0       | 100 | 0  | 475.00   | UT | 70.00    | 70.00          | 100       | 2006    | 2006        | 3 | 51     | 16,958          |       |
| 6              | 0040       | BARN,POLE   | 0       | 100 | 32 | 1,600.00 | UT | 4.50     | 4.50           | 100       | 2013    | 2013        | 3 | 100    | 7,200           |       |
| 7              | 0169       | FENCE/WOOD  | 0       | 100 | 0  | 1.00     | UT | 0.00     | 0.00           | 100       | 2017    | 2017        | 3 | 100    | 1,000           |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 38,430      |  |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |           |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | 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  | 1.05        | AC        | 1.00      | 1.00   | 1.00    | 12,000.00  | 12,000.00      | 12,600     |                             |      |         |      |     |    |        |
| 2                | 6200     | A   | PASTURE 3            | 0   |     | A-1      | 0.00  | 0.00  | 31.79       | AC        | 1.00      | 1.00   | 1.00    | 280.00     | 280.00         | 8,901      |                             |      |         |      |     |    |        |
| 3                | 9910     | M   | MKT.VAL.AG           | 0   |     | A-1      | 0.00  | 0.00  | 31.79       | AC        | 1.00      | 1.00   | 1.00    | 12,000.00  | 12,000.00      | 381,480    |                             |      |         |      |     |    |        |

| COLUMBIA COUNTY PROPERTY  |  |  | PAGE 1 of 1 | 3 |
|---------------------------|--|--|-------------|---|
| VALUATION SUMMARY         |  |  | STANDARD    |   |
| VALUATION BY              |  |  | STANDARD    |   |
| Tax Group: 3              |  |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  |  | 467,214     |   |
| TOTAL MARKET OB/XF VALUE  |  |  | 38,430      |   |
| TOTAL LAND VALUE - MARKET |  |  | 394,080     |   |
| TOTAL MARKET VALUE        |  |  | 527,145     |   |
| SOH/AGL Deduction         |  |  | 162,211     |   |
| ASSESSED VALUE            |  |  | 364,934     |   |
| TOTAL EXEMPTION VALUE     |  |  | 51,411      |   |
| BASE TAXABLE VALUE        |  |  | 313,523     |   |
| TOTAL JUST VALUE          |  |  | 899,724     |   |
| NCON VALUE                |  |  | 0           |   |
| INCOME VALUE              |  |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  |  | 906,635     |   |

| PERMIT NUM | DESCRIPTION      | AMT    | ISSUED     |
|------------|------------------|--------|------------|
| 000048856  | Roof Replacement | 42,350 | 12/14/2023 |
| 24400      | POOL ENCL        | 30     | 04/19/2006 |
| 24122      | POOL             | 150    | 02/08/2006 |
| 21270      | SFR              | 435    | 11/10/2003 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1313/0349                      | 3/30/2016 | WD        | Q     | I     | 04     | 114,000    |
| GRANTOR: GEORGE D SCHAEFER     |           |           |       |       |        |            |
| GRANTEE: JOSEPH L MANNIKKO &   |           |           |       |       |        |            |
| 1270/0791                      | 2/27/2014 | WD        | Q     | I     | 01     | 435,000    |
| GRANTOR: WILLIAM & JENNIFER PE |           |           |       |       |        |            |
| GRANTEE: JOSEPH L MANNIKKO &   |           |           |       |       |        |            |

| BLD DATE |          | LGL DATE   |         |
|----------|----------|------------|---------|
| XF DATE  | INC DATE | LAND DATE  | AG DATE |
|          |          | 05/15/2024 | MLU     |

| BUILDING NOTES   |  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS  |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS= W5 L2 U2 W4 D2 L2 W1 FOP= N12 W43 S12 E7 R2 U2 E6 D2 R2 E26\$ W26 L2 U2 W6 D2 L2 W7 FGR= W26 S26 E26 N26\$ S26 FOP= S16 E45 N10 W6 S4 W3 L2 D2 W4 L2 U2 W12 L2 D2 W4 U2 L2 W3 N10 W5\$ E5 S10 E3 R2 D2 E4 U2 R2 E12 R2 D2 E4 U2 R2 E3 N4 E23 N17 PTO= E7 N12 W12 S12 E5\$ W5 N15 \$ PTR= N30 FUS= N19 W13 N17 W21 S7 W17 N7 W4 S7 W5 S12 E5 S7 E4 N7 E17 S17 E34 \$ S30\$ . |  |  |  |  |  |  |  |  |  |  |  |  |