(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

2027

31-7S-17-10070-128

BUILDING CHARACTERISTICS

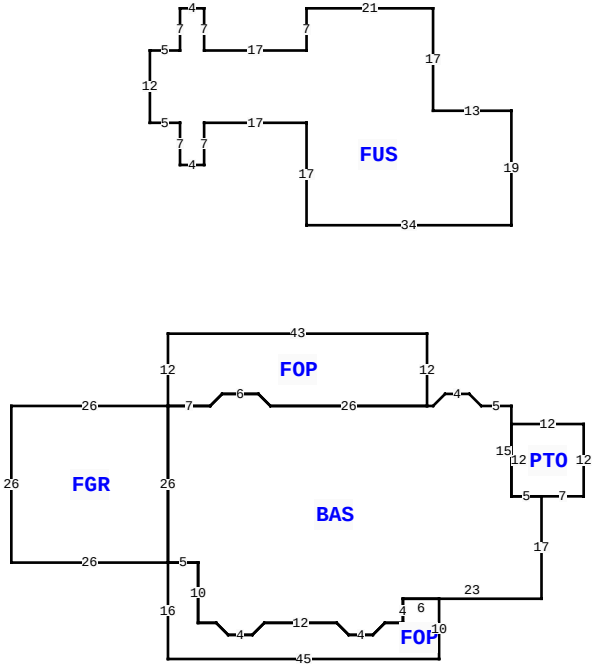
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	233,443
FGR	676	55		372	42,013
FOP	320	30		96	10,842
FOP	500	30		150	16,941
FUS	1,371	100		1,371	154,838
PTO	144	5		7	791
TOTALS	5,078			4,063	458,868

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	142.96	580,846	2004	2004	0	0	0	21.00	79.00

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



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

1427 SW WOODLAND AVE, FORT WHITE

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,000	
3	0166	CONC,PAVMT	0	100	26	26	676.00	UT	2.00	2.00	100	2004	2004	3	100	1,352	
4	0282	POOL ENCL	0	100	30	44	1,320.00	UT	15.00	15.00	100	2006	2006	3	40	7,920	
5	0280	POOL R/CON	0	100	0	0	475.00	UT	70.00	70.00	100	2006	2006	3	51	16,958	
6	0040	BARN,POLE	0	100	32	50	1,600.00	UT	4.50	4.50	100	2013	2013	3	100	7,200	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		458,868
TOTAL MARKET OB/XF VALUE		38,430
TOTAL LAND VALUE - MARKET		394,080
TOTAL MARKET VALUE		518,799
SOH/AGL Deduction		143,184
ASSESSED VALUE		375,615
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		324,204
TOTAL JUST VALUE		891,378
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		899,724

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 &						

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$.

LAND DESCRIPTION

TOTAL OB/XF 38,430

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	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							

REVIEW DATE 02/20/2024 BY JS Total Acres: 32.84 Total Land Value: 21,501 Market: 381,480 Agricultural: 8,901 Common: 12,600 PRINTED 11/17/2026 BY SYS