

AKA LOT 29 BLUEBIRD LANDING
UNREC: COMM SW COR OF NW1/4,
RUN S 7.37 FT, E 816 FT FOR

ELLIS GILBERT E (TRUSTEE)
547 SW BLUEBIRD CT
FORT WHITE, FL 32038

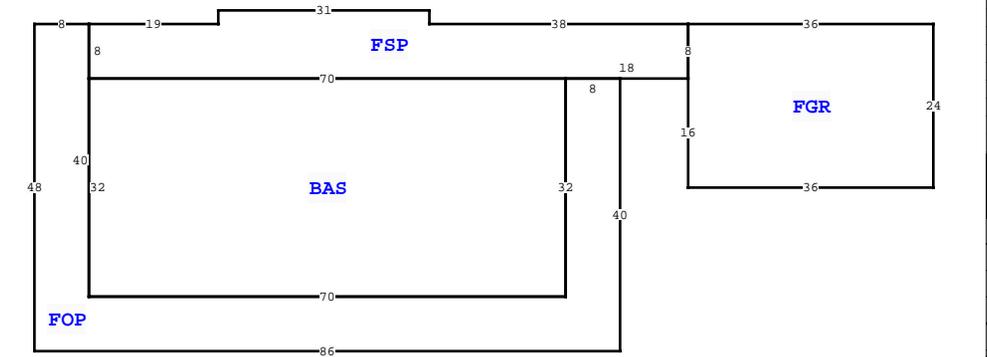
2026

31-7S-17-10070-129
VALUATION SUMMARY

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	15 HARDTILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	07 07

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,400	127.4900	142.79	485,486	2006	2006	0	0	0	19.00	81.00

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	393,244		
TOTAL MARKET OB/XF VALUE	45,257		
TOTAL LAND VALUE - MARKET	125,640		
TOTAL MARKET VALUE	564,141		
SOH/AGL Deduction	166,836		
ASSESSED VALUE	397,305		
TOTAL EXEMPTION VALUE	HX HB SX WR 106,411		
BASE TAXABLE VALUE	290,894		
TOTAL JUST VALUE	564,141		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	557,158		



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,240	100		2,240	259,079
FGR	864	55		475	54,938
FOP	1,264	30		379	43,835
FSP	766	40		306	35,392
TOTALS	5,134			3,400	393,244

DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100 SINGLE FAMILY		02		31717.020 1.00/	
547 SW BLUE BIRD CT, FORT WHITE					
BLD DATE		LGL DATE		05/15/2024 MLU	
XF DATE		LAND DATE			
INC DATE		AG DATE			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054248	Roof Replacement	27,000	10/16/2025
40667	GENERATOR	0	10/05/2020
36957	ADDN SFR	94	07/12/2018
36939	POOL	263	07/09/2018
23292	SFR	660	06/20/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1034/2999	1/03/2005	WD	Q	V		145,000
GRANTOR: R RUTH HARLAN						
GRANTEE: GILBERT E & ANITA M						
0994/0196	9/05/2003	WD	Q	V	06	100
GRANTOR: R RUTH HARLAN						
GRANTEE: REVOCABLE INTER-VIV						

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	2006	2006	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	1,222.00	UT	2.50	2.50	100	2006	2006	3	100	3,055	
3	0040	BARN, POLE	0	100	36	1,296.00	UT	2.50	2.50	100	2006	2006	3	100	3,240	
4	0251	LEAN TO W/	0	100	8	288.00	UT	4.00	4.00	100	2006	2006	3	100	1,152	
5	0060	CARPORT F	0	100	16	640.00	UT	3.50	3.50	100	2013	2013	3	100	2,240	
6	0040	BARN, POLE	0	100	24	960.00	UT	4.50	4.50	100	2013	2013	3	100	4,320	
7	0040	BARN, POLE	0	100	12	288.00	UT	4.50	4.50	100	2013	2013	3	100	1,296	
8	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
9	0282	POOL ENCL	0	100	24	744.00	UT	15.00	15.00	100	2019	2019	3	65	7,254	
10	0280	POOL R/CON	0	100	12	252.00	UT	70.00	70.00	100	2019	2019	3	89	15,700	

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	10.47	AC		1.00	1.00	1.00	12,000.00	12,000.00	125,640							

REVIEW DATE 12/17/2020 BY BC																								
Total Acres: 10.47					Total Land Value: 125,640					Market: 0					Agricultural: 0					Common: 125,640				

AKA LOT 29 BLUEBIRD LANDING
 UNREC: COMM SW COR OF NW1/4,
 RUN S 7.37 FT, E 816 FT FOR

ELLIS GILBERT E (TRUSTEE)
 547 SW BLUEBIRD CT
 FORT WHITE, FL 32038

2026

31-7S-17-10070-129



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 393,244 TOTAL MARKET OB/XF VALUE 45,257 TOTAL LAND VALUE - MARKET 125,640 TOTAL MARKET VALUE 564,141 SOH/AGL Deduction 166,836 ASSESSED VALUE 397,305 TOTAL EXEMPTION VALUE HX HB SX WR 106,411 BASE TAXABLE VALUE 290,894 TOTAL JUST VALUE 564,141 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 557,158																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1034/2999</td> <td>1/03/2005</td> <td>WD</td> <td>Q</td> <td>V</td> <td></td> <td>145,000</td> </tr> </tbody> </table> GRANTOR: R RUTH HARLAN GRANTEE: GILBERT E & ANITA M 0994/0196 9/05/2003 WD Q V 06 100 GRANTOR: R RUTH HARLAN GRANTEE: REVOCABLE INTER-VIV										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1034/2999	1/03/2005	WD	Q	V		145,000
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1034/2999	1/03/2005	WD	Q	V		145,000																																					
TOTALS EXTRA FEATURES										<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/15/2024</td> <td>MLU</td> </tr> </tbody> </table>										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/15/2024	MLU												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																						
				05/15/2024	MLU																																						
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																											
11	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200																												
LAND DESCRIPTION										TOTAL OB/XF 4,200																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
REVIEW DATE 12/17/2020 BY BC Total Acres: 10.47 Total Land Value: 125,640 Market: 0 Agricultural: 0 Common: 125,640 PRINTED 03/24/2026 BY SYS																																											