

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

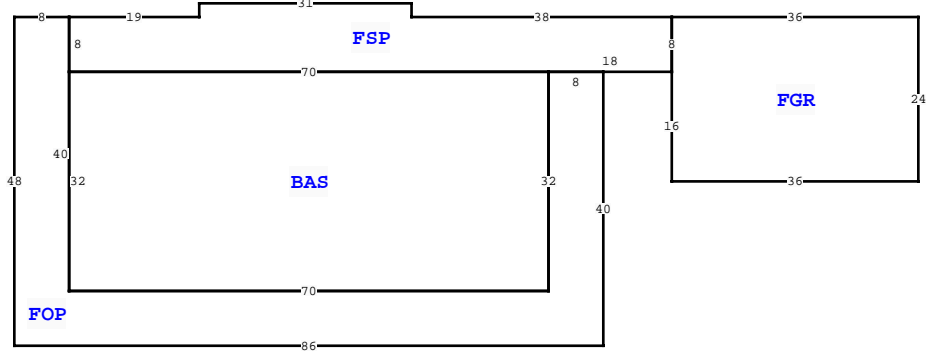
ELLIS GILBERT E (TRUSTEE)
547 SW BLUEBIRD CT
FORT WHITE, FL 32038

2026

31-7S-17-10070-129
COLUMBIA COUNTY PROPERTY PAGE 1 of 2

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
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/	

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	19.00	81.00	
1 SINGLE FAM 100% - 2007 Heated Area: 2240 HX Base Yr 2007												



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

547 SW BLUE BIRD CT, FORT WHITE

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

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	

TOTAL OB/XF 41,057

LAND DESCRIPTION																								
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							

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

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						

BUILDING NOTES

BUILDING DIMENSIONS
FSP= W38 N2 W31 S2 W19 S8 E70 BAS= W70 S32 E70 N32\$ FOP= S32 W70 N40 W8 S48 E86 N40 W8\$ E18 FGR= S16 E36 N24 W36 S8\$ N8\$.

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
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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 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																	
DOR CODE		0100 SINGLE FAMILY																				PERMIT NUM				DESCRIPTION				AMT				ISSUED			
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11	0104	GENERATOR	0	100	0	0		1.00	UT	6,000.00	6,000.00	100	2021	2020	70	4,200																					
TOTALS																	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 06/08/2026 BY SYS																																					

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

BUILDING NOTES

BUILDING DIMENSIONS