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

2027

31-7S-17-10070-129

BUILDING CHARACTERISTICS

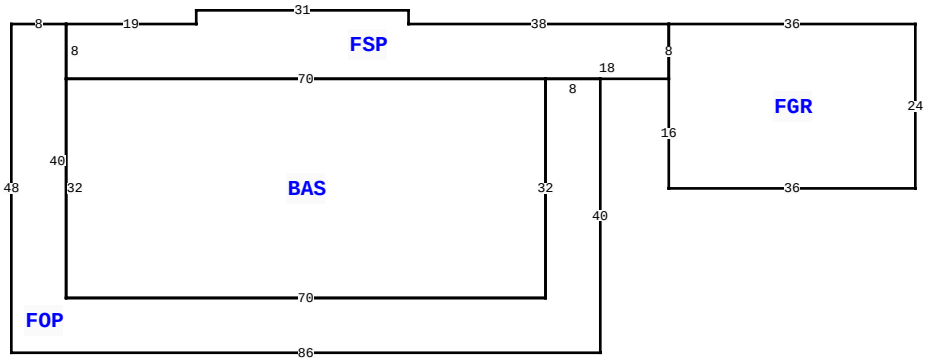
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,240	100		2,240	254,452
FGR	864	55		475	53,957
FOP	1,264	30		379	43,052
FSP	766	40		306	34,760
TOTALS	5,134			3,400	386,221

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	140.24	476,816	2006	2006	0	0	0	19.00	81.00

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



547 SW BLUE BIRD CT, FORT WHITE

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

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	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,222.00	UT	2.50	2.50	100	2006	2006	3	100	3,055	
3	0040	BARN,POLE	0	100	36	36	1,296.00	UT	2.50	2.50	100	2006	2006	3	100	3,240	
4	0251	LEAN TO W/	0	100	8	26	288.00	UT	4.00	4.00	100	2006	2006	3	100	1,152	
5	0060	CARPORT F	0	100	16	40	640.00	UT	3.50	3.50	100	2013	2013	3	100	2,240	
6	0040	BARN,POLE	0	100	24	40	960.00	UT	4.50	4.50	100	2013	2013	3	100	4,320	
7	0040	BARN,POLE	0	100	12	24	288.00	UT	4.50	4.50	100	2013	2013	3	100	1,296	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
9	0282	POOL ENCL	0	100	24	31	744.00	UT	15.00	15.00	100	2019	2019	3	65	7,254	
10	0280	POOL R/CON	0	100	12	21	252.00	UT	70.00	70.00	100	2019	2019	3	89	15,700	

LAND DESCRIPTION

TOTAL OB/XF 41,057

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	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 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	386,221
TOTAL MARKET OB/XF VALUE	45,257
TOTAL LAND VALUE - MARKET	125,640
TOTAL MARKET VALUE	557,118
SOH/AGL Deduction	147,894
ASSESSED VALUE	409,224
TOTAL EXEMPTION VALUE	HX HB SX WR 106,411
BASE TAXABLE VALUE	302,813
TOTAL JUST VALUE	557,118
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	564,141

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$.

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UNREC: COMM SW COR OF NW1/4,
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FORT WHITE, FL 32038

2027

31-7S-17-10070-129

BUILDING CHARACTERISTICS

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MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31717.020 1.00/		

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TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/15/2024 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	

TOTAL OB/XF 4,200

LAND DESCRIPTION

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

REVIEW DATE 12/17/2020 BY BC — Total Acres: 10.47 — Total Land Value: 125,640 — Market: 0 — Agricultural: 0 — Common: 125,640 — PRINTED 11/17/2026 BY SYS