

AKA LOT 30 BLUEBIRD LANDING
UNREC: COMM NW COR OF SW1/4,
RUN S 7.37 FT FOR POB, RUN E

FELMAN JAMES E
P O BOX 3396
TAMPA, FL 33601

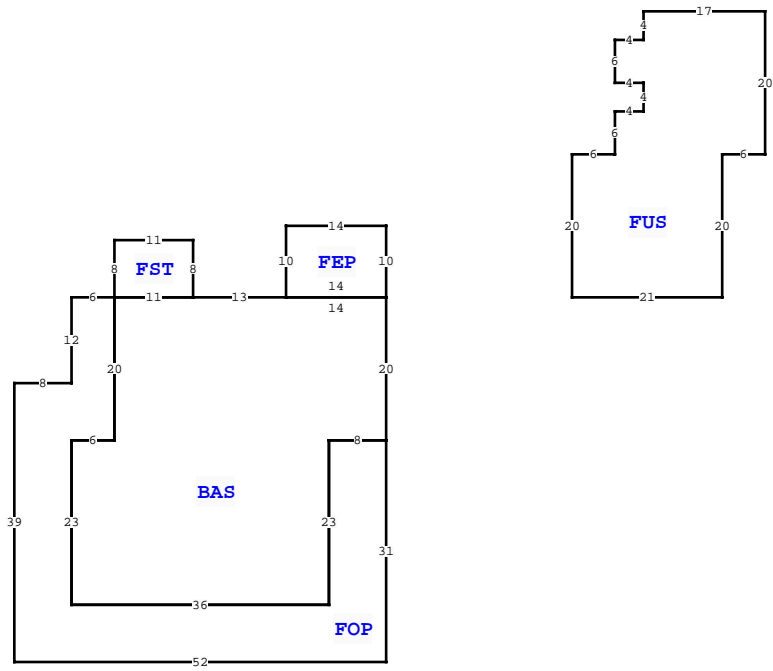
2026

31-7S-17-10070-130



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	80
Interior Floor	14	CARPET	20
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 Units	05	CONV	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
BAS	1,588	100	
FEP	140	80	
FOP	968	30	
FST	88	55	
FUS	808	100	
TOTALS	3,592		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,846	122.0296	136.67	388,963	2004	2004	0	0	26.25	73.75
1 SINGLE FAM 0% - 0 Heated Area: 2396 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		286,860	
TOTAL MARKET OB/XF VALUE		200	
TOTAL LAND VALUE - MARKET		120,360	
TOTAL MARKET VALUE		407,420	
SOH/AGL Deduction		0	
ASSESSED VALUE		407,420	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		407,420	
TOTAL JUST VALUE		407,420	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		412,282	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21224	SFR	340	10/31/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1238/2460	7/15/2012	QC	U	V	11	100
GRANTOR: JAMES E & MARLEEN O F						
GRANTEE: JAMES E FELMAN						
0983/2422	5/16/2003	WD	Q	V	01	85,000
GRANTOR: H A BUIE SR						
GRANTEE: JAMES E & MARLEEN O						

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
1	0169	FENCE/WOOD	0	0	1.00	UT	0.00	0.00	100	2017	2017

TOTAL OB/XF												200			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	0100	C	SFR	0		A-1	0.00	0.00	10.03	AC					

BUILDING NOTES											
BAS= W13 FST= N8 W11 S8 E11\$ W11 FOP= W6 S12 W8 S39 E52 N31 W8 S23 W36 N23 E6 N20\$ S20 W6 S23 E36 N23 E8 N20 FEP= N10 W14 S10 E14\$ W14\$ PTR= E40 FUS= E21 N20 E6 N20 W17 S4 W4 S6 E4 S4 W4 S6 W6 S20\$ W40\$.											

BUILDING DIMENSIONS											
BAS= W13 FST= N8 W11 S8 E11\$ W11 FOP= W6 S12 W8 S39 E52 N31 W8 S23 W36 N23 E6 N20\$ S20 W6 S23 E36 N23 E8 N20 FEP= N10 W14 S10 E14\$ W14\$ PTR= E40 FUS= E21 N20 E6 N20 W17 S4 W4 S6 E4 S4 W4 S6 W6 S20\$ W40\$.											

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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	10.03	AC		1.00	1.00	1.00	12,000.00	12,000.00	120,360						