

(AKA LOTS 31 & 31 ADDITION
 BLUEBIRD LANDING UNREC)
 COMM NW COR OF SW1/4, RUN S

FELMAN JAMES E
 P O BOX 3396
 TAMPA, FL 33601

2026

31-7S-17-10070-131



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 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 128,160 TOTAL MARKET VALUE 128,160 SOH/AGL Deduction 7,332 ASSESSED VALUE 120,828 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 120,828 TOTAL JUST VALUE 128,160 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 128,160																							
																				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>1238/2465</td> <td>7/15/2012</td> <td>QC</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: JAMES E & MARLEEN O F GRANTEE: JAMES E FELMAN 1043/0078 4/08/2005 WD Q V 175,000 GRANTOR: MICHAEL & MARGARET F I GRANTEE: JAMES E & MARLEEN O										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1238/2465	7/15/2012	QC	U	V	11	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1238/2465	7/15/2012	QC	U	V	11	100																																					
TOTALS										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/15/2024 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																											
																	BUILDING NOTES 																										
																	BUILDING DIMENSIONS 																										
LAND DESCRIPTION										TOTAL OB/XF										0																							
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																			
1	0000	C	VAC RES	0		A-1	0.00	0.00	10.68	AC		1.00	1.00	1.00	12,000.00	12,000.00	128,160																										
REVIEW DATE 05/15/2024 BY MLU Total Acres: 10.68 Total Land Value: 128,160 Market: 0 Agricultural: 0 Common: 128,160 PRINTED 06/08/2026 BY SYS																																											