

AKA LOT 32 BLUEBIRD LANDING
 UNREC: COMM SW COR OF NW1/4,
 RUN S 539.67 FT, E 825.29 FT

HORNSBY EDWARD WADE &/HORNSBY MARY L
 MARY L HORNSBY AS TRUSTEES, 1725 SW WOODLAND AVE
 FORT WHITE, FL 32038

2026

31-7S-17-10070-132



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 120,240 TOTAL MARKET VALUE 120,240 SOH/AGL Deduction 6,878 ASSESSED VALUE 113,362 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 113,362 TOTAL JUST VALUE 120,240 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 120,240																																																										
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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																																																														
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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																																																						
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REVIEW DATE 05/15/2024 BY MLU Total Acres: 10.02 Total Land Value: 120,240 Market: 0 Agricultural: 0 Common: 120,240 PRINTED 06/08/2026 BY SYS																																																																														