AKA LOT 34 BLUEBIRD PRESERVE
UNREC: DESC AS FOLLOWS
COMM AT NW COR OF SW1/4 OF SEC

MARTIN KAREN L
145 WORTH CT N
WEST PALM BEACH, FL 33405

2027

31-7S-17-10070-134

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
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	
XF DATE		LAND DATE	05/15/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	122,040
TOTAL MARKET VALUE	122,040
SOH/AGL Deduction	0
ASSESSED VALUE	122,040
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,040
TOTAL JUST VALUE	122,040
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,040

SALE:3:1: AS TO 95% UNDIV INT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1072/0728	1/20/2006	WD	Q	V		250,000
GRANTOR: MACDONAD & BUIE JR AS						
GRANTEE: KAREN L MARTIN						
0959/2054	8/06/2002	WD	Q	V	01	100
GRANTOR: H A BUIE SR						
GRANTEE: MACDONALD & BUIE JR						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		A-1	0.00	0.00	10.17	AC		1.00	1.00	1.00	12,000.00	12,000.00	122,040							

REVIEW DATE 05/15/2024 BY MLU Total Acres: 10.17 Total Land Value: 122,040 Market: 0 Agricultural: 0 Common: 122,040 PRINTED 11/17/2026 BY SYS