

AKA LOT 35 BLUEBIRD PRESERVE
 COMM NW COR OF SW1/4, RUN S
 7.37, E 816 FT, S 436.30 FT,

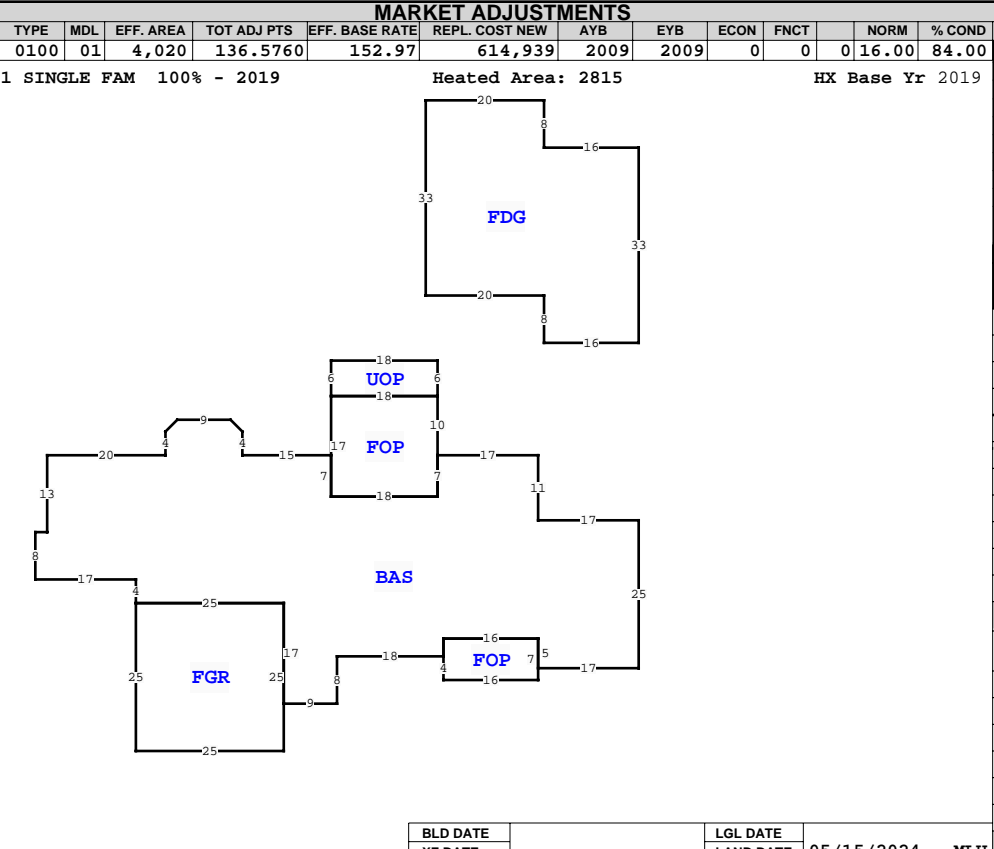
HORNSBY EDWARD WADE/HORNSBY MARY L
 MARY L HORNSBY AS TRUSTEES, 1725 SW WOODLAND AVE
 FT WHITE, FL 32038

2026

31-7S-17-10070-135



BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	17	MSNRY STUC	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	15	HARDTILE	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		2.5	100		
Frame	03	MASONRY	100		
Stories	1.	1.	100		
Architectual Units	05	CONV	100		
		0	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	2,815	100		2,815	361,713
FDG	1,188	60		713	91,617
FGR	625	55		344	44,202
FOP	112	30		34	4,369
FOP	306	30		92	11,821
UOP	108	20		22	2,827
TOTALS	5,154			4,020	516,549



1725 SW WOODLAND AVE, FORT WHITE

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

EXTRA FEATURES		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
L N	OB/XF CODE																	
1	0180	FPLC 1STRY		0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	100	2,000	
2	0166	CONC,PAVMT		0	100	24	30	720.00	UT	2.25	2.25	100	2009	2009	3	100	1,620	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			516,549	
TOTAL MARKET OB/XF VALUE			3,620	
TOTAL LAND VALUE - MARKET			219,360	
TOTAL MARKET VALUE			739,529	
SOH/AGL Deduction			330,332	
ASSESSED VALUE			409,197	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			357,786	
TOTAL JUST VALUE			739,529	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			745,678	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26647	GARAGE	400	01/22/2008
26645	SFR	838	01/22/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1407/2557	3/05/2020	WD	U	I	30	100
GRANTOR: EDWARD WADE & MARY L						
GRANTEE: EDWARD WADE & MARY						
1209/0558	1/26/2011	QC	U	I	11	100
GRANTOR: EDWARD WADE & MARY L						
GRANTEE: EDWARD WADE & MARY						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W17 N11 W17 FOP= N10 UOP= N6 W18 S6 E18\$ W18 S17 E18 N7\$ S7 W18 N7 W15 N4 L2 U2 W9 D2 L2 S4 W20 S13 W2 S8 E17 S4 FGR= S25 E25 N25 W25\$ E25 S17 E9 N8 E18 FOP= S4 E16 N7 W16 S3\$ N3 E16 S5 E17 N25\$ PTR= N30 FDG= N33 W16 N8 W20 S33 E20 S8 E16\$ S30\$.	

LAND DESCRIPTION		TOTAL OB/XF															3,620							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	22.85	AC		1.00	1.00	0.80	12,000.00	9,600.00	219,360							