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

2027

31-7S-17-10070-135

BUILDING CHARACTERISTICS

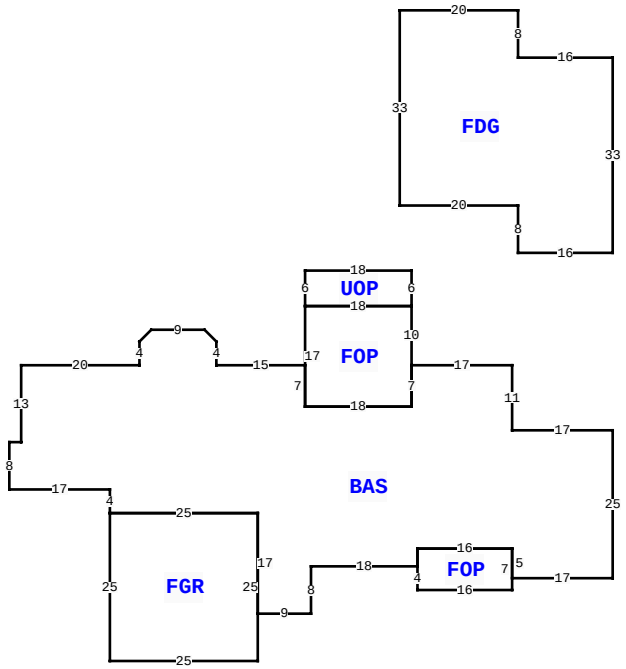
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		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	355,233
FDG	1,188	60		713	89,976
FGR	625	55		344	43,410
FOP	112	30		34	4,291
FOP	306	30		92	11,610
UOP	108	20		22	2,776
TOTALS	5,154			4,020	507,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,020	136.5760	150.23	603,925	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2019 Heated Area: 2815 HX Base Yr 2019



1725 SW WOODLAND AVE, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		507,297
TOTAL MARKET OB/XF VALUE		3,620
TOTAL LAND VALUE - MARKET		219,360
TOTAL MARKET VALUE		730,277
SOH/AGL Deduction		308,804
ASSESSED VALUE		421,473
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		370,062
TOTAL JUST VALUE		730,277
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		739,529

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$.

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
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	

LAND DESCRIPTION

TOTAL OB/XF 3,620

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	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							

REVIEW DATE 01/05/2018 BY DF Total Acres: 22.85 Total Land Value: 219,360 Market: 0 Agricultural: 0 Common: 219,360 PRINTED 11/17/2026 BY SYS