(AKA LOT 36 BLUEBIRD PRESERVE UN FOLLOWS): COMM AT SW COR OF SEC, FT, N 4 DG W 459.94 FT N 18 DG E

HARTZOG CARL M/HARTZOG BRENDA F
310 SW DEER RUN DR
FORT WHITE, FL 32038

2027

31-7S-17-10070-136

BUILDING CHARACTERISTICS

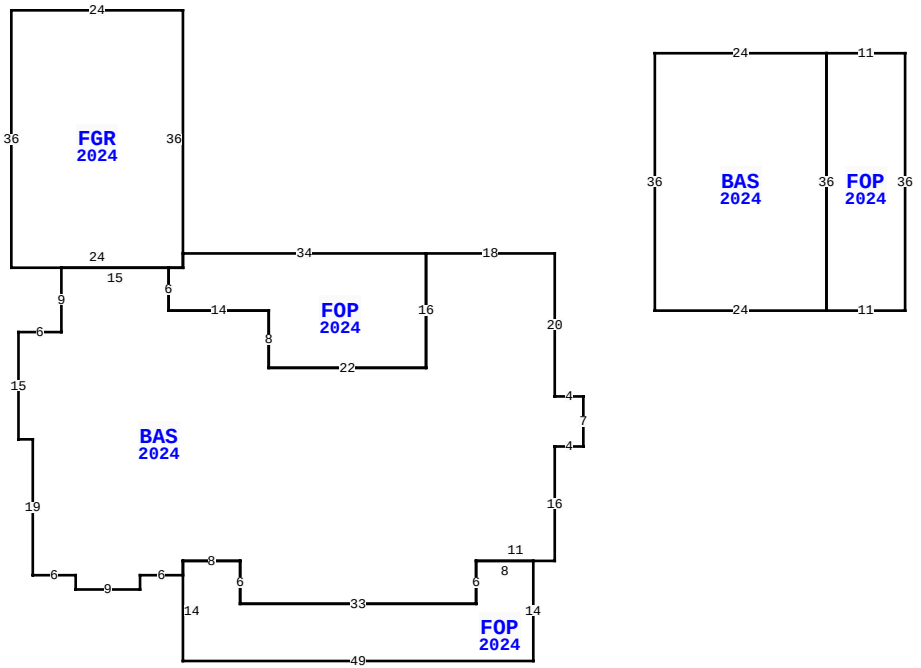
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	864	100	2024	864	103,893
BAS	2,917	100	2024	2,917	350,758
FGR	864	55	2024	475	57,117
FOP	396	30	2024	119	14,309
FOP	460	30	2024	138	16,594
FOP	488	30	2024	146	17,556
TOTALS	5,989			4,659	560,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,659	111.5500	122.70	571,659	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 3781 HX Base Yr 2024



310 SW DEER RUN DR, FORT WHITE

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

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	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	
2	0040	BARN,POLE	0	100	40	84	3,360.00	UT	7.00	7.00	100	2023	2022		100	23,520	
3	0280	POOL R/CON	0	100	0	0	872.00	UT	70.00	70.00	100	2024	2023		97	59,209	
4	0166	CONC,PAVMT	0	100	0	0	1,990.00	UT	3.00	3.00	100	2024	2023		100	5,970	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	560,226
TOTAL MARKET OB/XF VALUE	91,699
TOTAL LAND VALUE - MARKET	122,280
TOTAL MARKET VALUE	715,340
SOH/AGL Deduction	70,014
ASSESSED VALUE	645,326
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	593,915
TOTAL JUST VALUE	774,205
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	784,432

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046038	Swimming Pool and	45,000	12/05/2022
000045324	New Residential C	300,000	08/30/2022
000045325	New Residential C	29,000	08/30/2022
000044946	Storage Building	20,000	07/12/2022
000044775	Electrical Servic	0	06/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1466/661	5/05/2022	WD	Q	V	05	300,000
GRANTOR: ELLIS BRYAN J & LINDA						
GRANTEE: HARTZOG CARL M						
1343/2084	8/25/2017	WD	Q	V	05	175,000
GRANTOR: ANTHONY L YANKETIS &						
GRANTEE: BRYAN J & LINDA M E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,10] W18 S16 W22 N8 W14 N6 W15 S9 W6 S15 E2 S19 E6 S2 E9 N2 E6 N2 E8 S6 E33 N6 E11 N16 E4 N7 W4 N20 $
FGR=[YR=2024;ORIG=4,-24] E24 S36 W24 N36 $
BAS=[YR=2024;ORIG=94,-18] E24 S36 W24 N36 $
FOP=[YR=2024;ORIG=77,53] W8 S6 W33 N6 W8 S14 E49 N14 $
FOP=[YR=2024;ORIG=62,10] W34 S2 W2 S6 E14 S8 E22 N16 $
FOP=[YR=2024;ORIG=118,-18] E11 S36 W11 N36 $
.

LAND DESCRIPTION

TOTAL OB/XF 91,699

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	5.19	AC		1.00	1.00	1.00	12,000.00	12,000.00	62,280							
2	5700	A	TIMBER 4	100					5.00	AC		1.00	1.00	1.00	227.00	227.00	1,135							
3	9910	M	MKT.VAL.AG	100					5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							

REVIEW DATE 03/25/2026 BY robin Total Acres: 10.19 Total Land Value: 63,415 Market: 60,000 Agricultural: 1,135 Common: 62,280 PRINTED 11/17/2026 BY SYS