AKA LOT 37 BLUEBIRD PRESERVE UNR
OF SEC, RUN E ALONG S LINE 2124.
N 4 DG W 459.94 FT, N 18 DG E 35

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

2026

31-7S-17-10070-137

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5700	TIMBERLAND 60-69	
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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	122,880
TOTAL MARKET VALUE	2,324
SOH/AGL Deduction	0
ASSESSED VALUE	2,324
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,324
TOTAL JUST VALUE	122,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

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 YANKETIS & AN						
GRANTEE: BRYAN J & LINDA M E						

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

BUILDING NOTES

BUILDING DIMENSIONS

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	5700	A	TIMBER 4	0					10.24	AC		1.00	1.00	1.00	227.00	227.00	2,324							
2	9910	M	MKT.VAL.AG	0					10.24	AC		1.00	1.00	1.00	12,000.00	12,000.00	122,880							

REVIEW DATE 05/15/2024 BY MLU Total Acres: 10.24 Total Land Value: 2,324 Market: 122,880 Agricultural: 2,324 Common: 0 PRINTED 06/10/2026 BY SYS