

AKA LOTS 39 THRU 43, BLUEBIRD PR
 LOT 39 BLUEBIRD PRESERVE UNR DES
 COR OF SEC, E ALONG SEC LINE, 28

MANNIKKO JOSEPH L/BARIS E BARBARA
 1725 SW WOODLAND AVE
 FORT WHITE, FL 32038

2026

31-7S-17-10070-140


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								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 771,648 TOTAL MARKET VALUE 18,776 SOH/AGL Deduction 0 ASSESSED VALUE 18,776 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 18,776 TOTAL JUST VALUE 771,648 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 771,648																	
DOR CODE		5700 TIMBERLAND 60-69																		PERMIT NUM				DESCRIPTION				AMT		ISSUED									
MAP NUM																																							
NEIGHBORHOOD/LOC		31717.020 1.00/																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											SALES DATA																							
																OFF RECORD Number DATE TYPE Q U V I RSN CD SALE PRICE 1553/678 10/27/2025 LE U V 14 100 GRANTOR: MANNIKKO JOSEPH L GRANTEE: MANNIKKO JOSEPH L (1520/2157 7/26/2024 WD Q V 01 585,000 GRANTOR: BUIE HA SR FAMILY IRR GRANTEE: MANNIKKO JOSEPH L																							
TOTALS										BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/15/2024 MLU																	
EXTRA FEATURES										L	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																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	280.00	280.00	2,800																						
2	5700	A	TIMBER 4	0			0.00	0.00	70.38	AC		1.00	1.00	1.00	227.00	227.00	15,976																						
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	80.38	AC		1.00	1.00	0.80	12,000.00	9,600.00	771,648																						
REVIEW DATE 01/06/2025 BY TP										Total Acres: 80.38					Total Land Value: 18,776					Market: 771,648					Agricultural: 18,776					Common: 0					PRINTED 03/24/2026 BY SYS				