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

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

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	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 06/10/2026 BY SYS