AKA LOT 17 BLUEBIRD LANDING UNRE
RUN S 1804.99 FT, E 814.42 FT FO
359.61 FT TO PT OF A CURVE, NW'L

ZAZICKI-FRIEDEL KAREN/FRIEDEL MICHAEL R
367 SW BLUEBIRD CT
FORT WHITE, FL 32038

2022

31-7S-17-10070-117

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

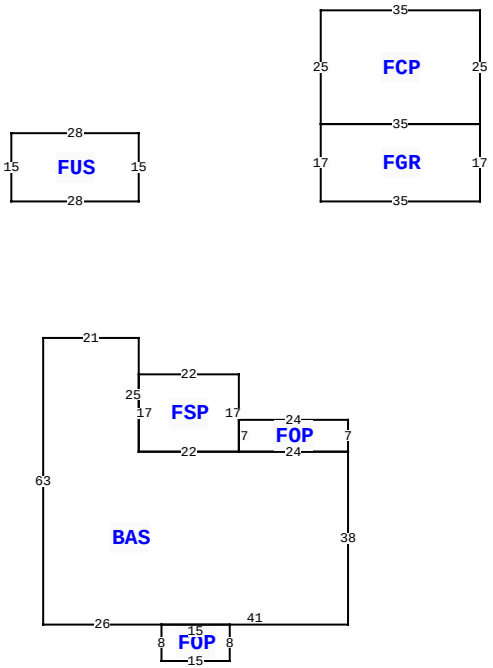
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	31717.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,071	100	3,071	310,423
FCP	875	25	219	22,137
FGR	595	55	327	33,054
FOP	120	30	36	3,639
FOP	168	30	50	5,054
FSP	374	40	150	15,162
FUS	420	100	420	42,454
TOTALS	5,623		4,273	431,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,273	143.2762	118.92	508,145	2006	2006	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 2021 HX Base Yr 2021



367 SW BLUE BIRD Ct, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/28/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		431,923
TOTAL MARKET OB/XF VALUE		27,766
TOTAL LAND VALUE - MARKET		85,170
TOTAL MARKET VALUE		470,834
SOH/AGL Deduction		60,308
ASSESSED VALUE		410,526
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		360,526
TOTAL JUST VALUE		544,859
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		463,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045114	Storage Building	10,000	08/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1410/0290	4/07/2020	WD	Q	I	01	650,000
GRANTOR: WALLACE YNN & LYNNETT						
GRANTEE: KAREN ZAZICKI-FRIED						
0955/1171	6/12/2002	WD	U	V	06	100
GRANTOR: H A BUIE SR						
GRANTEE: H A BUIE SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S63 E26 FOP= S8 E15 N8 W15$ E41 N38 FOP= N7 W24 S7 E24$ W24 FSP= N17 W22 S17 E22$ W22 N25$ PTR= N30 FUS= N15 W28 S15 E28$ S30 PTR= N30 E40 FGR= E35 N17 FCP= N25 W35 S25 E35$ W35 S17 $ S30 W40$.

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	0166	CONC,PAVMT	0	100	0	0	2,050.00	UT	3.00	3.00	100	2006	2006	3	100	6,150	
2	0280	POOL R/CON	0	100	0	0	433.00	UT	60.00	60.00	100	2007	2007	3	68	17,666	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
4	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	2017	2017	3	100	2,750	

LAND DESCRIPTION

TOTAL OB/XF 27,766

LN	USE CODE	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	SFR	100					1.02	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,670							
2	6200	PASTURE 3	100					9.00	AC		1.00	1.00	1.00	275.00	275.00	2,475							
3	9910	MKT.VAL.AG	100					9.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	76,500							

REVIEW DATE 04/06/2021 BY JS Total Acres: 10.02 Total Land Value: 11,145 Market: 76,500 Agricultural: 2,475 Common: 8,670 PRINTED 08/18/2022