COMM SE COR OF SW1/4 OF SE1/4, R
FOR POB, CONT N 531.01 FT, W 799
FT, E 798.96 FT TO POB. (AKA PAR

REILLY KEVIN J
P O BOX 231
FORT WHITE, FL 32038-0231

2026

06-7S-16-04150-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

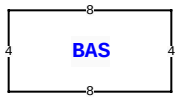
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	02	SHED 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Air Condition		N/A 100
Heating Type		N/A 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6716.0300	1.00/

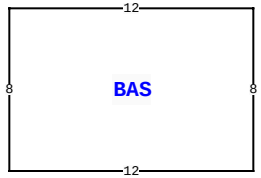
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	32	100		32	1,352
BAS	96	100		96	4,055
TOTALS	128			128	5,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	128	54.8550	61.44	7,864	2000	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2002 Heated Area: 128 HX Base Yr 2002





373 SW BYRON CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		5,406
TOTAL MARKET OB/XF VALUE		7,250
TOTAL LAND VALUE - MARKET		75,075
TOTAL MARKET VALUE		87,731
SOH/AGL Deduction		46,389
ASSESSED VALUE		41,342
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,342
TOTAL JUST VALUE		87,731
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17518	M H	75	10/10/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0893/0299	12/07/1999	WD	Q	V		27,900

GRANTOR: BULLARD-DENUNE INVES

GRANTEE: K REILLY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S8 E12 N8$ PTR= N20 BAS= N4 W8 S4 E8$ S20$.

EXTRA FEATURES

L N	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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	150	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,250

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	0100	C	SFR	100		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	7,500.00	7,500.00	75,075							

REVIEW DATE 06/23/2015 BY TW Total Acres: 10.01 Total Land Value: 75,075 Market: 0 Agricultural: 0 Common: 75,075 PRINTED 11/19/2025 BY SYS