LOT 6 WILSON SPRINGS MEADOWS S/D
871-578, WD 947-434, WD 1163-905

SWANSON JEFFREY D/SWANSON RONDA
294 SW BYRON CT
FORT WHITE, FL 32038

2026

06-7S-16-04150-106

BUILDING CHARACTERISTICS

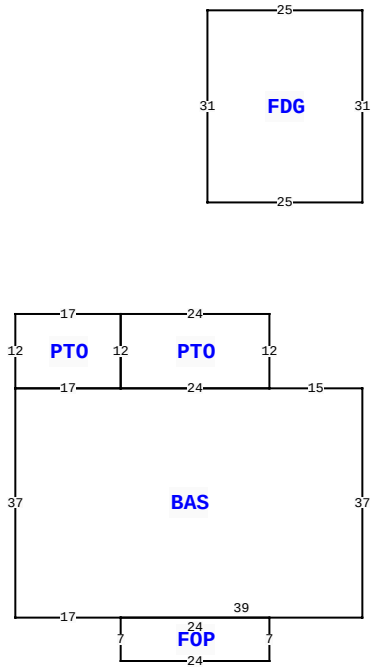
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	2,072	100		2,072	192,957
FDG	775	60		465	43,304
FOP	168	30		50	4,657
PTO	204	5		10	931
PTO	288	5		14	1,304
TOTALS	3,507			2,611	243,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,611	113.9000	127.57	333,085	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 1999 Heated Area: 2072 HX Base Yr 1999



294 SW BYRON CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 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		243,152
TOTAL MARKET OB/XF VALUE		3,936
TOTAL LAND VALUE - MARKET		75,075
TOTAL MARKET VALUE		322,163
SOH/AGL Deduction		110,182
ASSESSED VALUE		211,981
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		161,259
TOTAL JUST VALUE		322,163
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1433/1633	3/25/2021	WD	U	V	11	100
GRANTOR: STREET CATHY S						
GRANTEE: SWANSON JEFFREY D						
1418/0121	8/26/2020	WD	U	I	30	100
GRANTOR: JEFFERY D SWANSON						
GRANTEE: JEFFERY D & RHONDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 PTO= N12 W24 S12 E24$ W24 PTO= N12 W17 S12 E17$ W17 S37 E17 FOP= S7 E24 N7 W24$ E39 N37$ PTR= N30 FDG= N31 W25 S31 E25$ S30$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	100	2,000	
2	0166	CONC,PAVMT	0	100	20	24	480.00	UT	1.50	1.50	100	1998	1998	3	100	720	
3	0166	CONC,PAVMT	0	100	12	31	372.00	UT	3.00	3.00	100	2008	2008	3	100	1,116	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 3,936

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	0100	C	SFR	100			0.00	0.00	8.34	AC		1.00	1.00	1.00	7,500.00	7,500.00	62,550							
2	0000	C	VAC RES	0			0.00	0.00	1.67	AC		1.00	1.00	1.00	7,500.00	7,500.00	12,525							

REVIEW DATE 06/23/2015 BY TW Total Acres: 10.01 Total Land Value: 75,075 Market: 0 Agricultural: 0 Common: 75,075 PRINTED 11/20/2025 BY SYS