COMM NE COR OF SE1/4 OF NE1/4, R
W 581.30 FT, S 40 DEG W 91.51 FT
W 55 FT, N 44 DEG W 91.30 FT, W

BYRD THOMAS M/BYRD MARILYN S
338 SW BONIFAY GLN
FORT WHITE, FL 32038-3094

2026

19-7S-17-10026-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

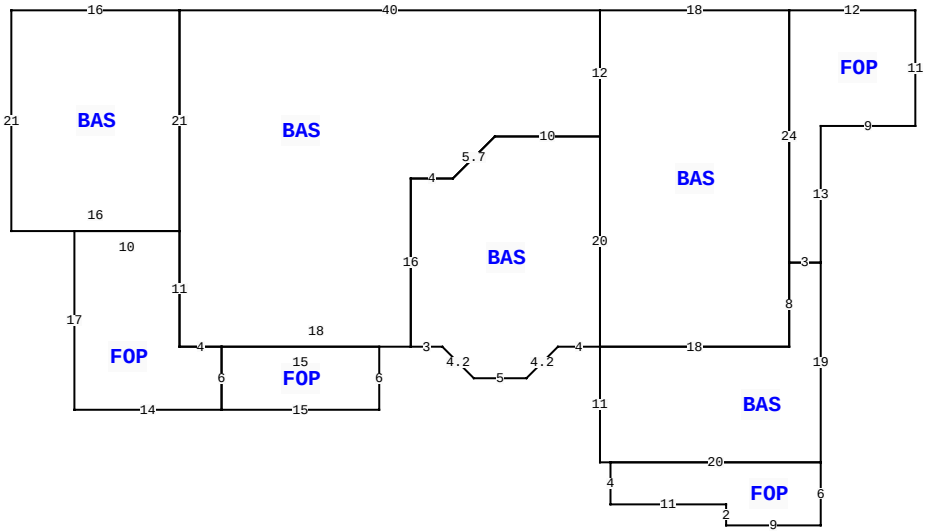
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 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	19717.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	255	100		255	21,487
BAS	336	100		336	28,313
BAS	360	100		360	30,336
BAS	576	100		576	48,537
BAS	944	100		944	79,547
FOP	90	30		27	2,275
FOP	98	30		29	2,444
FOP	171	30		51	4,297
FOP	194	30		58	4,888
TOTALS	3,024			2,636	222,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,636	103.1040	115.48	304,405	2002	2002	0	0	0	27.03	72.97

1 SINGLE FAM 100% - 2003 Heated Area: 2471 HX Base Yr 2003



338 SW BONIFAY GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		222,124
TOTAL MARKET OB/XF VALUE		22,472
TOTAL LAND VALUE - MARKET		80,325
TOTAL MARKET VALUE		324,921
SOH/AGL Deduction		106,384
ASSESSED VALUE		218,537
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		167,815
TOTAL JUST VALUE		324,921
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28359	ADDN SFR	346	02/09/2010
19770	M H	125	07/24/2002
18781	SFR	158	09/28/2001
18477	T.T	75	07/05/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0922/1142	3/09/2001	WD	Q	V		67,500
GRANTOR: JAFFERIS						
GRANTEE: THOMAS M & MARILYN						
0860/2199	5/16/1998	WD	Q	V		44,300
GRANTOR: CALLAHAN THOMAS MICHA						
GRANTEE: CHRISTOPHER JAFFERI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 BAS= W16 S21 E16 N21$ S21 FOP= W10 S17 E14 N6 W4 N11$ S11 E4 FOP= S6 E15 N6 W15$ E18 BAS= E3 R3 D3 E5 U3 R3 E4 N20 W10 L4 D4 W4 S16$ N16 E4 U4 R4 E10 BAS= S20 BAS= S11 E1 FOP= S4 E11 S2 E9 N6 W20$ E20 N19 W3 S8 W18$ E18 N8 FOP= E3 N13 E9 N11 W12 S24$ N24 W18 S12$ N12$.

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	0260	PAVEMENT-A	0	100	0	0	2,736.00	UT	1.10	1.10	100	2002	2002	3	100	3,010	
2	0166	CONC,PAVMT	0	100	0	0	41.00	UT	2.00	2.00	100	2002	2002	3	100	82	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	900	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,800	
6	0030	BARN,MT	0	100	18	25	450.00	UT	14.00	14.00	100	2007	2007	3	100	6,300	
7	0251	LEAN TO W/	0	100	10	25	250.00	UT	5.00	5.00	100	2007	2007	3	100	1,250	
8	0251	LEAN TO W/	0	100	10	25	250.00	UT	5.00	5.00	100	2007	2007	3	100	1,250	
9	0296	SHED METAL	0	100	12	20	240.00	UT	12.00	12.00	100	2007	2007	3	100	2,880	
10	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	100	2,000	

TOTAL OB/XF 22,472

LAND DESCRIPTION

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		A-1	0.00	0.00	11.90	AC		1.00	1.00	0.75	9,000.00	6,750.00	80,325							

REVIEW DATE 12/13/2017 BY BC Total Acres: 11.90 Total Land Value: 80,325 Market: 0 Agricultural: 0 Common: 80,325 PRINTED 11/18/2025 BY SYS