(AKA LOT 21 SUNNYBROOK SURVEY
UNREC DESC AS):
COMM SW COR OF NW1/4 OF NE1/4, R

BYRD JIMMY D/BYRD BARBARA M
372 NW NYE HUNTER DR
LAKE CITY, FL 32055

2026

20-3S-17-05192-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

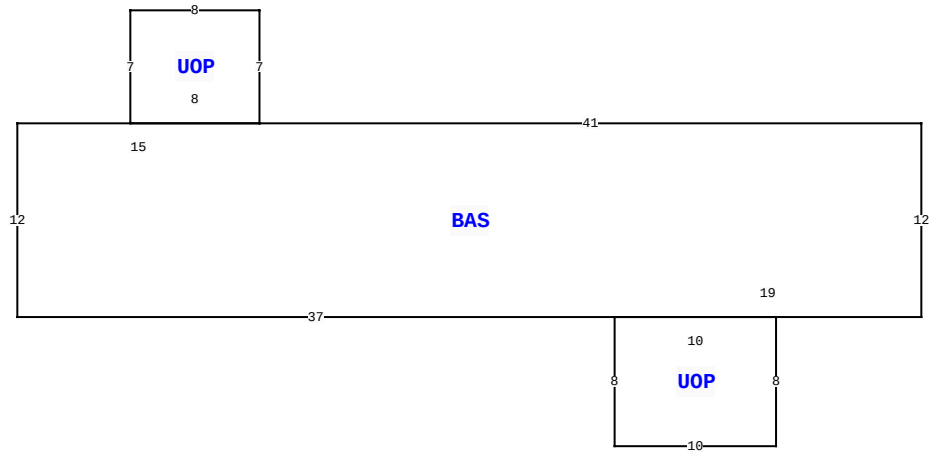
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	9,612
UOP	56	25		14	200
UOP	80	25		20	286
TOTALS	808			706	10,099

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	706	59.5935	35.76	25,247	1976	1976	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr



448 NE SUNNYBROOK ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	68,525
TOTAL MARKET OB/XF VALUE	3,050
TOTAL LAND VALUE - MARKET	14,157
TOTAL MARKET VALUE	85,732
SOH/AGL Deduction	0
ASSESSED VALUE	85,732
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,732
TOTAL JUST VALUE	85,732
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,732

SALE:2:1: 0.65 AC WITH IMP

SALE:1:1: FAMILY TRANSACTION

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0850/1237	12/12/1997	WD	Q	I	01	9,800
GRANTOR: RONALD BYRD						
GRANTEE: JIMMY & BARBARA BYR						
0794/0885	8/15/1994	WD	Q	I		21,000
GRANTOR: ELIZABETH THOMAS						
GRANTEE: RONALD BYRD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 UOP= N7 W8 S7 E8$ W15 S12 E37 UOP= S8 E10 N8 W10$ E 19 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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,050

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	0		00	0.00	0.00	28,314.00	SF		1.00	1.00	1.00	0.50	0.50	14,157							

REVIEW DATE 08/25/2015 BY DF Total Acres: 0.65 Total Land Value: 14,157 Market: 0 Agricultural: 0 Common: 14,157 PRINTED 10/03/2025 BY SYS

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2026

20-3S-17-05192-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

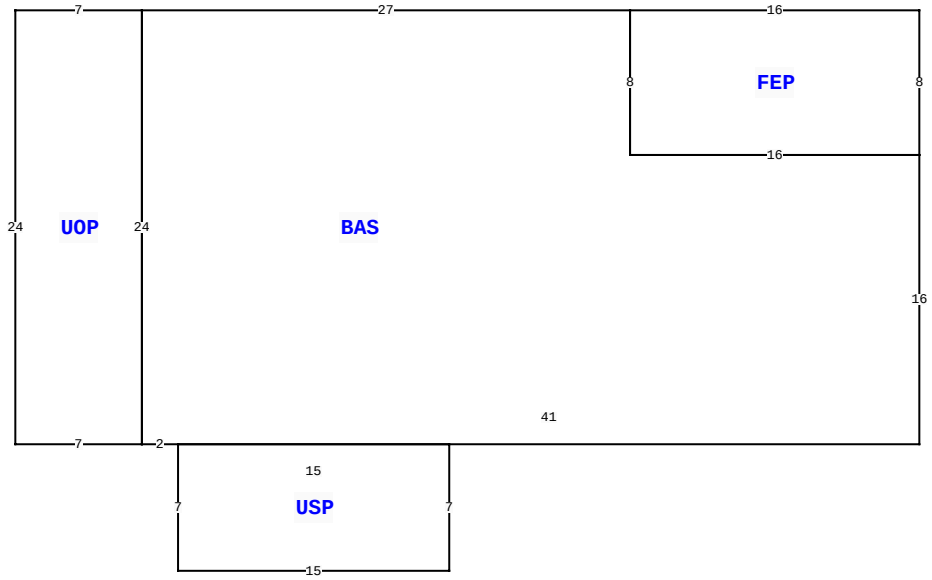
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	904	100		904	49,041
FEP	128	80		102	5,533
UOP	168	20		34	1,845
USP	105	35		37	2,007
TOTALS	1,305			1,077	58,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,077	74.5200	83.46	89,886	1945	1945	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 904 HX Base Yr



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0794/0885	8/15/1994	WD	Q	I		21,000
GRANTOR: ELIZABETH THOMAS						
GRANTEE: RONALD BYRD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 UOP= W7 S24 E7 N24$ S24 E2 USP= S7 E15 N7 W15$ E41 N16 FEP= N8 W16 S8 E16$ W16 N8$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/25/2015 BY DF Total Acres: 0.65 Total Land Value: 14,157 Market: 0 Agricultural: 0 Common: 14,157 PRINTED 10/03/2025 BY SYS