LOT 19 FAIRFIELD WOODS S/D.
ORB 454-592, 681-803,

BYRD DAVID L/BYRD LINDA S
P O BOX 3243
LAKE CITY, FL 32056

2026

29-3S-16-02391-019

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

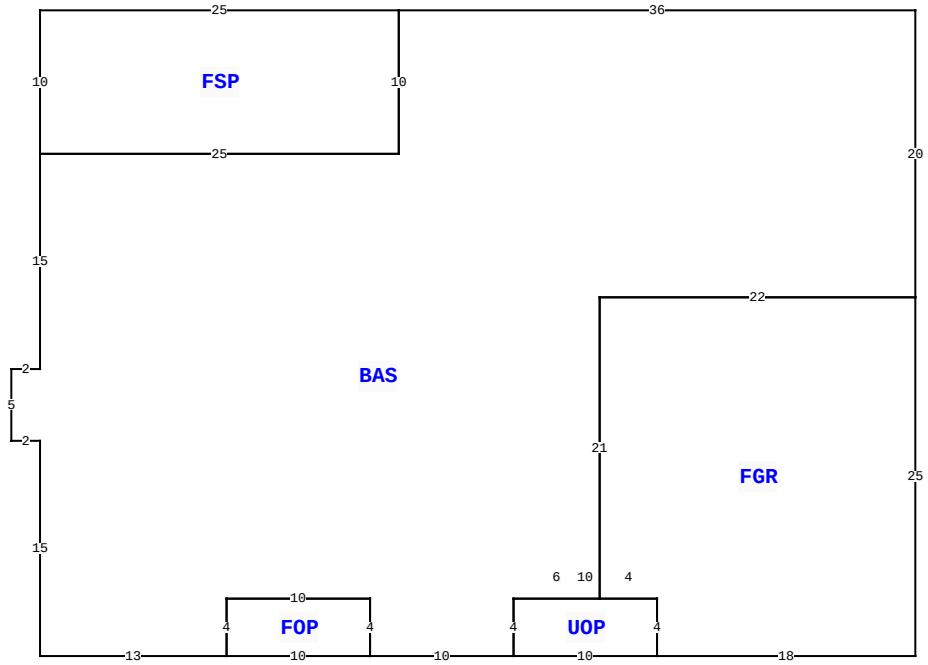
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	29316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,891	100		1,891	165,099
FGR	534	55		294	25,669
FOP	40	30		12	1,048
FSP	250	40		100	8,731
UOP	40	20		8	699
TOTALS	2,755			2,305	201,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,305	119.9308	134.32	309,608	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1891 HX Base Yr



268 NW LONA LOOP, LAKE CITY

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		201,245
TOTAL MARKET OB/XF VALUE		2,200
TOTAL LAND VALUE - MARKET		33,800
TOTAL MARKET VALUE		237,245
SOH/AGL Deduction		96,222
ASSESSED VALUE		141,023
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		90,301
TOTAL JUST VALUE		237,245
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052528	Roof Replacement	16,000	03/07/2025
28458	MAINT/ALTR	60	03/30/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0681/0803	4/14/1989	WD	Q	V		18,000
GRANTOR: MULLEN HAROLD						
GRANTEE: BYRD DAVID &						
0604/0096	9/01/1986	WD	Q	V	01	5,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 FSP= W25 S10 E25 N10$ S10 W25 S15 W2 S5 E2 S15 E13
FOP= E10 N4 W10 S4$ N4 E10 S4 E10 UOP= N4 E10 S4 W10$ N4 E6
N21E22 FGR= W22 S21 E4 S4 E18 N25$ N20$.

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,200

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-3	0.00	0.00	1.69	AC		1.00	1.00	1.00	20,000.00	20,000.00	33,800							

REVIEW DATE 03/02/2023 BY KS Total Acres: 1.69 Total Land Value: 33,800 Market: 0 Agricultural: 0 Common: 33,800 PRINTED 11/19/2025 BY SYS