BEG NW COR SW1/4 OF SW1/4, RUN E
FT, W 466 FT, N 281 FT TO POB.

BYRD ROBIN D/BYRD ROBIN L
2785 SW NEWARK DR
FORT WHITE, FL 32038

2026

31-6S-16-04010-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

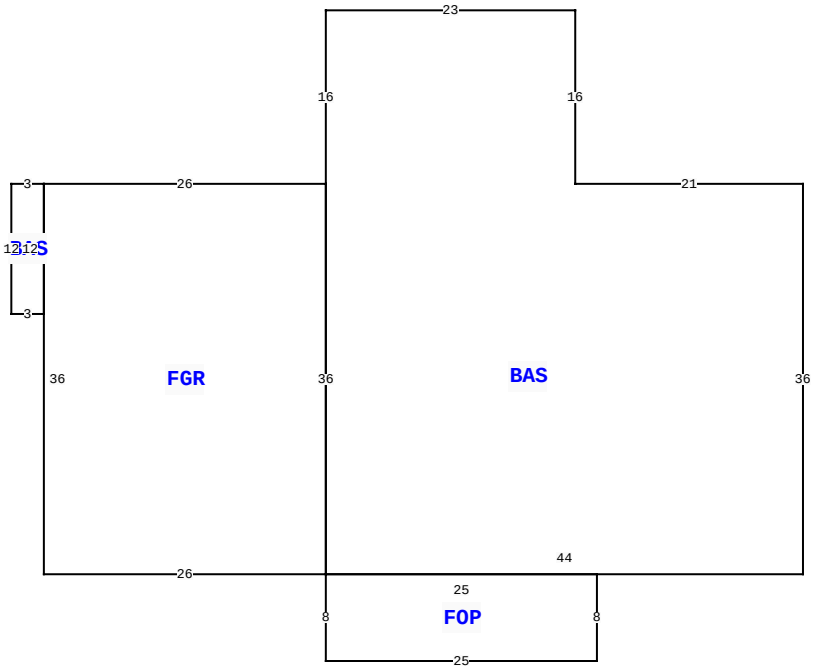
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	31616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	36	100		36	2,863
BAS	1,952	100		1,952	155,251
FGR	936	55		515	40,960
FOP	200	30		60	4,772
TOTALS	3,124			2,563	203,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,563	109.2480	122.36	313,609	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 1988 HX Base Yr 2014



2785 SW NEWARK DR, 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		203,846
TOTAL MARKET OB/XF VALUE		8,048
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		253,894
SOH/AGL Deduction		93,783
ASSESSED VALUE		160,111
TOTAL EXEMPTION VALUE	HX HB 13	160,111
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		253,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,894

SALE:1:1: 3 AC WITH IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18907	M H	125	10/31/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1231/0510	3/09/2012	WD	U	I	12	115,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: ROBIN D & ROBIN L B						
1221/1317	9/14/2011	WD	U	I	11	100
GRANTOR: RAYMOND L & SALLY B M						
GRANTEE: GMAC MORTGAGE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 N16 W23 S16 FGR= W26 BAS= W3 S12 E3 N12$ S36 E26 N36$ S36 FOP= S8E25 N8 W25$ E44 N36$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,000	
5	0166	CONC,PAVMT	0	100	26	16	416.00	UT	3.00	3.00	100	2008	2008	3	100	1,248	

LAND DESCRIPTION

TOTAL OB/XF 8,048

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	3.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	42,000							

REVIEW DATE 06/10/2015 BY DF Total Acres: 3.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2025 BY SYS