

COMM SE COR OF SW1/4 OF NW1/4,
 RUN N 650 FT, W 210 FT FOR
 POB, CONT W 210 FT, S 210 FT,

BYRD YOLANDA
 P O BOX 7
 FORT WHITE, FL 32038

2025

33-6S-16-04034-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 3,000 TOTAL LAND VALUE - MARKET 9,702 TOTAL MARKET VALUE 12,702 SOH/AGL Deduction 0 ASSESSED VALUE 12,702 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 12,702 TOTAL JUST VALUE 12,702 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 12,009											
DOR CODE		0000 VACANT																													
MAP NUM		MKT AREA 02																													
NEIGHBORHOOD/LOC		16.00 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU											
EXTRA FEATURES																				109 SW TYRUS WAY, FORT WHITE											
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																
1	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 3,000											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0000	C	VAC RES	0			0.00	0.00	0.63	AC		1.00	1.00	1.10	14,000.00	15,400.00	9,702														
REVIEW DATE 06/15/2015 BY DF																				Total Acres: 0.63 Total Land Value: 9,702 Market: 0 Agricultural: 0 Common: 9,702 PRINTED 09/05/2025 BY SYS											

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1190/0862	3/09/2010	WD U	V	V	11	100			
GRANTOR: CHARLES T MATTHEWS RE									
GRANTEE: YOLANDA BYRD									
1133/1013	10/10/2007	WD Q	V	V		23,500			
GRANTOR: WILLIAMS & COOK (PR E									
GRANTEE: CHARLES T MATTHEWS									

BUILDING NOTES									

BUILDING DIMENSIONS									