BEG NW COR OF SW1/4 OF NW1/4, E
108 FT, W 808.67 FT, N 108 FT TO

BYRD ANTRICE
181 SW HOLSTEIN AVE
FORT WHITE, FL 32038

2025

33-6S-16-04036-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

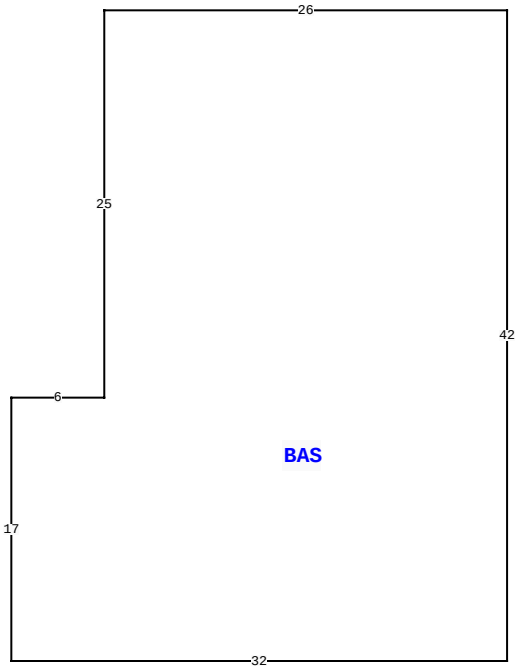
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
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
BAS	1,194	100		1,194	43,950
TOTALS	1,194			1,194	43,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,194	50.5648	56.63	67,616	1958	1970	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1194 HX Base Yr



247 SW TYRUS WAY, 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: 4	Tax Dist:
BUILDING MARKET VALUE	43,950
TOTAL MARKET OB/XF VALUE	388
TOTAL LAND VALUE - MARKET	32,812
TOTAL MARKET VALUE	77,150
SOH/AGL Deduction	118
ASSESSED VALUE	77,032
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,032
TOTAL JUST VALUE	77,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1474/2786	9/08/2022	QC	U	I	11	100

GRANTOR: FRAZIER MARILYN

GRANTEE: BYRD ANTRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S25 W6 S17 E32 N42 $.

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	0294	SHED WOOD/	0	0	12	12	144.00	UT	7.50	7.50	30	1993	1993	3	30	324	
2	0080	DECKING	0	0	6	8	48.00	UT	5.00	5.00	20	1993	1993	3	20	48	
3	0080	DECKING	0	0	4	4	16.00	UT	5.00	5.00	20	1993	1993	3	20	16	

LAND DESCRIPTION

TOTAL OB/XF 388

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			0.00	0.00	0.25	AC		1.00	1.00	1.75	15,000.00	26,250.00	6,562							
2	0000	C	VAC RES	0			0.00	0.00	1.75	AC		1.00	1.00	1.00	15,000.00	15,000.00	26,250							

REVIEW DATE 06/15/2015 BY DF Total Acres: 2.00 Total Land Value: 32,812 Market: 0 Agricultural: 0 Common: 32,812 PRINTED 09/04/2025 BY SYS