COMM NW COR OF SW1/4 OF NW1/4, E
S 100 FT, E 100 FT, S 170 FT, W
FT, W APPROX 730 FT, N APPROX 47

FRAZIER MARILYN
244 SW TYRUS WAY
FT WHITE, FL 32038

2026

33-6S-16-04036-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

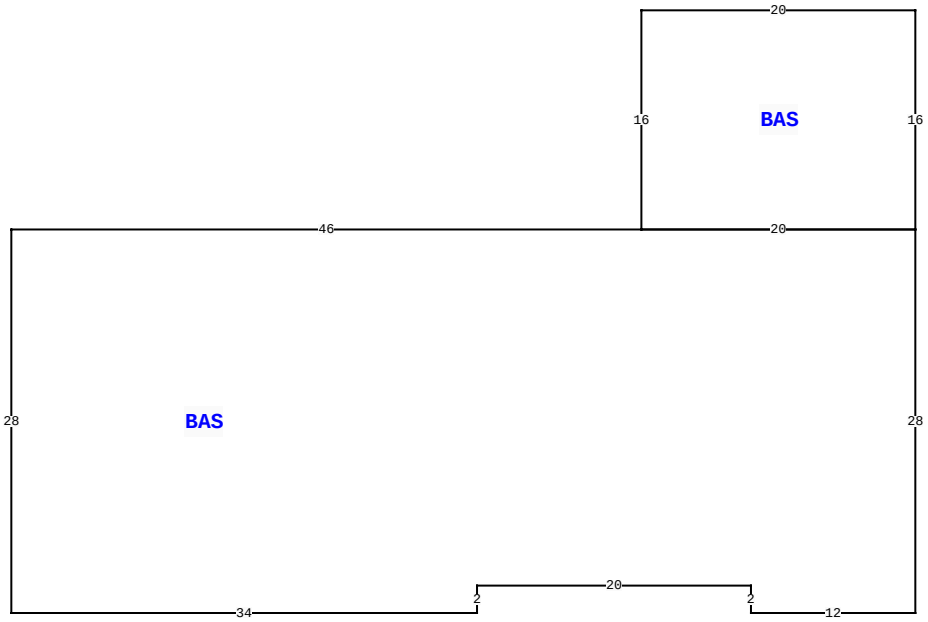
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	320	100		320	8,824
BAS	1,808	100		1,808	49,858
TOTALS	2,128			2,128	58,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,128	114.9000	68.94	146,704	1980	1980	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 2128 HX Base Yr



244 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		58,682
TOTAL MARKET OB/XF VALUE		8,250
TOTAL LAND VALUE - MARKET		53,125
TOTAL MARKET VALUE		120,057
SOH/AGL Deduction		67,961
ASSESSED VALUE		52,096
TOTAL EXEMPTION VALUE	HX HB WX	32,096
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		120,057
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,057

XFOB:1:1: HIGHE M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S28 E34 N2 E20 S2 E12 N28 BAS= N16 W20 S16 E20$W20$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,250

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			0.00	0.00	6.25	AC		1.00	1.00	1.00	8,500.00	8,500.00	53,125							

REVIEW DATE 06/15/2015 BY DF Total Acres: 6.25 Total Land Value: 53,125 Market: 0 Agricultural: 0 Common: 53,125 PRINTED 11/10/2025 BY SYS