COMM SE COR OF SW1/4 OF SE1/4, R
FOR POB, CONT N 573.63 FT, W 798
FT, E 798.34 FT TO POB. EX 5.25

DEPRIEST RICHARD W
245 SW BYRON CT
FORT WHITE, FL 32038

2027

06-7S-16-04150-102

BUILDING CHARACTERISTICS

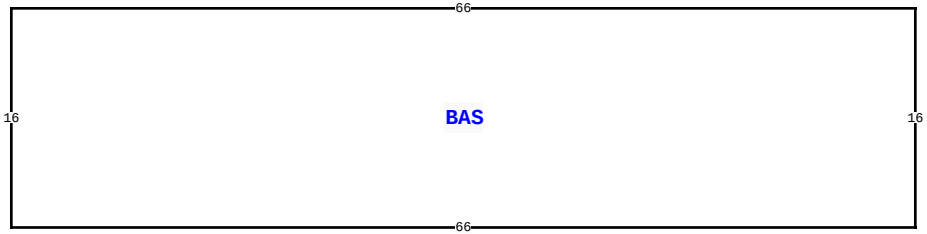
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	6716.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	28,563
TOTALS	1,056			1,056	28,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,056	112.7000	67.62	71,407	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2023 Heated Area: 1056 HX Base Yr 2023



245 SW BYRON CT, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	100	12	16	192.00	UT	7.50	7.50	100	2002	2002	3	100	1,440	
2	0040	BARN,POLE	0	100	14	20	280.00	UT	2.50	2.50	100	2002	2002	3	100	700	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		28,563
TOTAL MARKET OB/XF VALUE		10,840
TOTAL LAND VALUE - MARKET		55,335
TOTAL MARKET VALUE		94,738
SOH/AGL Deduction		24,392
ASSESSED VALUE		70,346
TOTAL EXEMPTION VALUE	HX HB	45,346
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		94,738
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,738

SALE:1:1: FOR 10.52 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/880	3/30/2022	WD	Q	I	01	80,000
GRANTOR: COOK BETTY D CLEMONS						
GRANTEE: DEPRIEST RICHARD W						
1457/1462	1/17/2022	QC	U	I	11	100
GRANTOR: REDD JOSEPH S II						
GRANTEE: COOK BETTY D CLEMON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S16 E66 N16$.

LAND DESCRIPTION

TOTAL OB/XF 10,840

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.27	AC		1.00	1.00	1.00	10,500.00	10,500.00	55,335							

REVIEW DATE 06/23/2015 BY TW Total Acres: 5.27 Total Land Value: 55,335 Market: 0 Agricultural: 0 Common: 55,335 PRINTED 11/18/2026 BY SYS