

COMM NE COR OF SE1/4 OF NE1/4, R
C/L OF A 60 FT RD EASEMENT, W AL
FT, CONT ALONG C/L S 40 DEG W 91

BYRD DOUGLAS C
424 SW BONIFAY GLEN
FORT WHITE, FL 32038

2026

19-7S-17-10026-020
19-7S-17-10026-020

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19717.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	
TOTALS	2,356		151,447

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
2	MANUF	1	100% - 2009		261,115	2009	2008	0	0	42.00	58.00												
Heated Area: 2356						HX Base Yr 2009																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/07/2025</td> <td>MLU</td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/07/2025	MLU	
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		151,447	
TOTAL MARKET OB/XF VALUE		6,900	
TOTAL LAND VALUE - MARKET		15,820	
TOTAL MARKET VALUE		174,167	
SOH/AGL Deduction		74,018	
ASSESSED VALUE		100,149	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		48,738	
TOTAL JUST VALUE		174,167	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		182,000	
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048782	Roof Replacement	6,500	12/04/2023
27278	M H	421	08/22/2008
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
0969/2369	12/15/2002	WD Q	V / 01
GRANTOR: THOMAS & MERILYN BYRD			
GRANTEE: DOUGLAS BYRD			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W76 S31 E76 N31\$.			

EXTRA FEATURES																
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	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2007	2007	3	100	100	
2	0030	BARN, MT	0	100	20	20	UT	14.00	14.00	100	2007	2007	3	100	5,600	
3	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
TOTALS												6,900				

LAND DESCRIPTION												TOTAL OB/XF												
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	0200	C	MBL HM	100		A-1	0.00	0.00	1.13	AC		1.00	1.00	1.00	14,000.00	14,000.00	15,820							