THE N 198 FT OF THE E1/2 OF S 66
660 FT.

BYRD MICHAEL SHANE
336 SW BONIFAY GLN
FORT WHITE, FL 32038

2026

21-7S-16-04274-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21716.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

856 SW HORSESHOE LOOP, FORT WHITE

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,400
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	31,400
SOH/AGL Deduction	160
ASSESSED VALUE	31,240
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,240
TOTAL JUST VALUE	31,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	28,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/2306	2/09/2024	WD	Q	I	01	36,000
GRANTOR: RENNER DALE E						
GRANTEE: BYRD MICHAEL SHANE						
1381/1388	3/18/2019	TD	U	V	18	3,500
GRANTOR: CLERK OF COURT						
GRANTEE: DALE F RENNER						

BUILDING NOTES

BUILDING DIMENSIONS

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	24,000							

REVIEW DATE 02/14/2024 BY TP Total Acres: 1.50 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/11/2026 BY SYS