COMM SE COR OF SW1/4 OF NW1/4, R
FOR POB, RUN W 420 FT, N 210 FT,
210 FT, E 210 FT, S 105 FT, W 14

BYRD CANDAISY
P O BOX 7
FORT WHITE, FL 32038

2026

33-6S-16-04030-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

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

131 SW TYRUS WAY, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	33,600
TOTAL MARKET VALUE	36,600
SOH/AGL Deduction	7,560
ASSESSED VALUE	29,040
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,040
TOTAL JUST VALUE	36,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	32,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9589	M H	125	04/10/1995

SALES DATA

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

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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

TOTAL OB/XF 3,000

LAND DESCRIPTION

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	0000	C	VAC RES	0		00	0.00	0.00	2.10	AC		1.00	1.00	1.00	16,000.00	16,000.00	33,600							

REVIEW DATE 04/29/2016 BY DF — Total Acres: 2.10 — Total Land Value: 33,600 — Market: 0 — Agricultural: 0 — Common: 33,600 — PRINTED 06/10/2026 BY SYS