

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 CANDAISSY
 P O BOX 7
 FORT WHITE, FL 32038

2026

33-6S-16-04030-001


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 3,000 TOTAL LAND VALUE - MARKET 29,400 TOTAL MARKET VALUE 32,400 SOH/AGL Deduction 3,360 ASSESSED VALUE 29,040 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 29,040 TOTAL JUST VALUE 32,400 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 32,400											
DOR CODE		0000 VACANT																													
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 EXTRA FEATURES 131 SW TYRUS WAY, FORT WHITE BLD DATE: LGL DATE: 04/07/2025 MLU XF DATE: LAND DATE: INC DATE: AG DATE:																															
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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000															
LAND DESCRIPTION										TOTAL OB/XF 3,000																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	14,000.00	14,000.00	29,400														
REVIEW DATE 04/29/2016 BY DF Total Acres: 2.10 Total Land Value: 29,400 Market: 0 Agricultural: 0 Common: 29,400 PRINTED 03/26/2026 BY SYS																															

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