

COMM SE COR OF SW1/4 OF NW1/4,
 RUN N 650 FT, W 210 FT FOR
 POB, CONT W 210 FT, S 210 FT,

BYRD YOLANDA
 P O BOX 7
 FORT WHITE, FL 32038

2026

33-6S-16-04034-000



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 STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 3,000 TOTAL LAND VALUE - MARKET 12,474 TOTAL MARKET VALUE 15,474 SOH/AGL Deduction 1,502 ASSESSED VALUE 13,972 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 13,972 TOTAL JUST VALUE 15,474 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 12,702													
DOR CODE		0700 MISC IMPROVED																		PERMIT NUM		DESCRIPTION		AMT		ISSUED							
MAP NUM		16.00 MKT AREA 02																		27534		M H		414		12/22/2008							
NEIGHBORHOOD/LOC		16.00 1.00/																		SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1190/0862 3/09/2010 WD U V 11 100 GRANTOR: CHARLES T MATTHEWS RE GRANTEE: YOLANDA BYRD 1133/1013 10/10/2007 WD Q V 23,500 GRANTOR: WILLIAMS & COOK (PR E) GRANTEE: CHARLES T MATTHEWS													
TOTALS																				BLD DATE		LGL DATE		05/08/2026		MLU		BUILDING NOTES					
EXTRA FEATURES		109 SW TYRUS WAY, FORT WHITE																		XF DATE		LAND DATE				BUILDING DIMENSIONS							
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																			
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	DPHT 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			0.00	0.00	0.63	AC		1.00	1.00	1.10	18,000.00	19,800.00	12,474																
REVIEW DATE 06/15/2015 BY DF Total Acres: 0.63 Total Land Value: 12,474 Market: 0 Agricultural: 0 Common: 12,474 PRINTED 06/10/2026 BY SYS																																	