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

2027

33-6S-16-04034-000

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

109 SW TYRUS WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	12,474
TOTAL MARKET VALUE	15,474
SOH/AGL Deduction	105
ASSESSED VALUE	15,369
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,369
TOTAL JUST VALUE	15,474
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	15,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27534	M H	414	12/22/2008

SALES DATA

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

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	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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			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 11/17/2026 BY SYS