COMM NE COR OF NW1/4, RUN S 1448
FOR POB, RUN W 623.76 FT, SW 140
EAST 674.43 FT, N 126.17 FT TO P

BYRD ROBIN DELON JR
2785 SW NEWARK DR
FORT WHITE, FL 32038-4741

2024

30-6S-16-03999-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

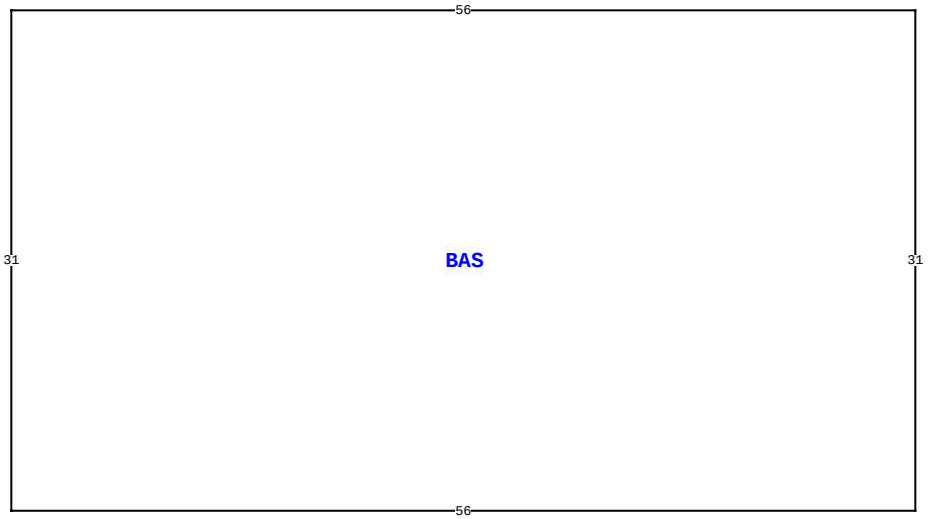
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100	1,736	50,421
TOTALS	1,736		1,736	50,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,736	113.9000	56.95	98,865	2004	2004	0	0	0	49.00	51.00

3 MOBILE HME – 0% - 0 Heated Area: 1736 HX Base Yr



759 SW ROBERTS AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	50,421
TOTAL MARKET OB/XF VALUE	15,000
TOTAL LAND VALUE - MARKET	28,500
TOTAL MARKET VALUE	93,921
SOH/AGL Deduction	7,691
ASSESSED VALUE	86,230
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,230
TOTAL JUST VALUE	93,921
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23777	M H	493	10/26/2005
21908	M H	250	05/25/2004
15545	M H	125	05/19/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1135/0901	10/27/2007	WD	U	V	01	100
GRANTOR: ROBERT S ALCORN & JUL						
GRANTEE: ROBIN DELON BYRD JR						
0990/0607	6/13/2003	WD	U	V	03	6,000
GRANTOR: GLORIA BEDENBAUGH & M						
GRANTEE: ROBIN DELON BYRD JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S31 E56 N31$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	
2	0070	CARPORT UF	0	0	12	20	240.00	UT	2.50	2.50	100	2008	2008	3	100	600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	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 15,000

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	0200	C	MBL HM	0		A-1	0.00	0.00	3.80	AC		1.00	1.00	1.00	7,500.00	7,500.00	28,500							

REVIEW DATE 06/15/2015 BY TW Total Acres: 3.80 Total Land Value: 28,500 Market: 0 Agricultural: 0 Common: 28,500 PRINTED 02/21/2024 BY SYS