

LOT 19 FAIRFIELD WOODS S/D.

BYRD DAVID L/BYRD LINDA S
P O BOX 3243
LAKE CITY, FL 32056

ORB 454-592, 681-803,

2025

29-3S-16-02391-019



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	29316.020 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,891	100
FGR	534	55
FOP	40	30
FSP	250	40
UOP	40	20
TOTALS	2,755	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,305	119.9308	125.93	290,269	1990	1990		0	0	35.00	65.00
1 SINGLE FAM - 100% - 0 Heated Area: 1891 HX Base Yr												
BLD DATE						LGL DATE						
XF DATE						LAND DATE	04/18/2022 MLU					
INC DATE						AG DATE						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	1993	1993
2	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2006	2006

Q	% COND	OB/XF MKT VALUE	NOTES
3	100	1,000	
3	100	1,200	

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	100		A-3	0.00	0.00	1.69	AC		1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	20,000.00	20,000.00	33,800							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		188,675	
TOTAL MARKET OB/XF VALUE		2,200	
TOTAL LAND VALUE - MARKET		33,800	
TOTAL MARKET VALUE		224,675	
SOH/AGL Deduction		87,759	
ASSESSED VALUE		136,916	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		86,194	
TOTAL JUST VALUE		224,675	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		224,675	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28458	MAINT/ALTR	60	03/30/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0681/0803	4/14/1989	WD	Q	V		18,000
GRANTOR: MULLEN HAROLD						
GRANTEE: BYRD DAVID &						
0604/0096	9/01/1986	WD	Q	V	01	5,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W36 FSP= W25 S10 E25 N10\$ S10 W25 S15 W2 S5 E2 S15 E13 FOP= E10 N4 W10 S4\$ N4 E10 S4 E10 UOP= N4 E10 S4 W10\$ N4 E6 N21E22 FGR= W22 S21 E4 S4 E18 N25\$ N20\$.												