

FAULKNER JOHN B
1082 CHANDLER OAK DR
JACKSONVILLE, FL 32221

2026

17-2S-17-04722-015



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1						
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																		
Exterior Wall		31	VINYL SID 100		0201	02	1,456	113.9000	107.07	155,894	2015	2015		0	0	0	21.00	79.00	VALUATION BY					STANDARD												
Roof Structure		03	GABLE/HIP 100		1 MANUF 1 0% - 0														Heated Area: 1456					HX Base Yr												
Roof Cover		03	COMP SHNGL 100		26 56 26 56 BAS														BUILDING MARKET VALUE					123,156												
Interior Wall		05	DRYWALL 100																TOTAL MARKET OB/XF VALUE					7,000												
Interior Floor		14	CARPET 90																TOTAL LAND VALUE - MARKET					82,500												
Interior Floor		08	SHT VINYL 10																TOTAL MARKET VALUE					151,096												
Air Condition		03	CENTRAL 100																SOH/AGL Deduction					24,310												
Heating Type		04	AIR DUCTED 100																ASSESSED VALUE					126,786												
Bedrooms			3 100																TOTAL EXEMPTION VALUE					0												
Bathrooms			2 100																BASE TAXABLE VALUE					126,786												
Stories		1.	1. 100																TOTAL JUST VALUE					212,656												
Architectual Units		01	CONV 100																NCON VALUE					0												
			0 100		INCOME VALUE																															
					PREVIOUS YEAR MKT VALUE					217,333																										
					SALE:1:1: 1.50 AC RELATED TO SELLER																															
Quality		05	05																																	
DOR CODE		5000		IMPROVED AG																																
MAP NUM			MKT AREA		03																															
NEIGHBORHOOD/LOC		17217.010		1.00/																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,456	100		1,456	123,156																															
TOTALS		1,456			1,456	123,156																														
EXTRA FEATURES					707 NW LASSIE BLACK ST, WHITE SPRINGS																															
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	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										7,000									
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	5200	A	CROPLAND 2	0			0.00	0.00	12.00	AC		1.00	1.00	1.00	370.00	370.00	4,440																			
2	9910	M	MKT. VAL. AG	0			0.00	0.00	12.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	66,000																			
3	0200	C	MBL HM	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	16,500																			
REVIEW DATE		07/31/2015		BY	DF	Total Acres: 15.00		Total Land Value: 20,940		Market: 66,000		Agricultural: 4,440		Common: 16,500		PRINTED 11/19/2025 BY SYS																				