COMM NE COR OF NE1/4 OF SW1/4, R
FOR POB, W 238.40 FT, S 297.06 F
N 305.42 FT TO POB & EX RD R/W.

MERRITT LUCINDA FAULKNER
209 SW POWERS GLN
FORT WHITE, FL 32038

2026

26-7S-16-04329-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

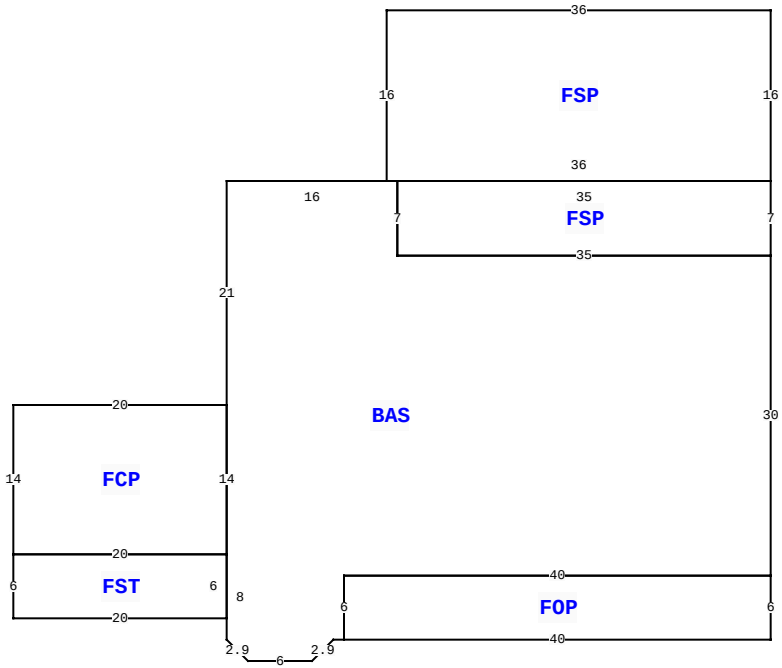
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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 02
NEIGHBORHOOD/LOC	26716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,724	100		1,724	148,379
FCP	280	25		70	6,025
FOP	240	30		72	6,197
FSP	245	40		98	8,434
FSP	576	40		230	19,795
FST	120	55		66	5,680
TOTALS	3,185			2,260	194,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,260	118.2236	132.41	299,247	1996	1996	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 1724 HX Base Yr 2006



209 SW POWERS GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		194,511
TOTAL MARKET OB/XF VALUE		1,125
TOTAL LAND VALUE - MARKET		23,100
TOTAL MARKET VALUE		218,736
SOH/AGL Deduction		65,082
ASSESSED VALUE		153,654
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		102,932
TOTAL JUST VALUE		218,736
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1060/2369	10/03/2005	WD	Q	I		190,000

GRANTOR: POWERS
GRANTEE: MERRITT

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S21 FCP= W20 S14 E20 N14$ S14 FST= W20 S6 E20 N6$ S8 D2 R2 E6 R2 U2 E1 FOP= E40 N6 W40 S6$ N6 E40 N30 FSP= N7 FSP= N16 W36 S16 E36$ W35 S7 E35$W35 N7 $.

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	0166	CONC,PAVMT	0	100	0	0	546.00	UT	1.50	1.50	100	1996	1996	3	100	819	
2	0166	CONC,PAVMT	0	100	8	16	128.00	UT	2.00	2.00	100	1996	1996	3	100	256	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 1,125

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	0100	C	SFR	100		00	0.00	0.00	1.65	AC		1.00	1.00	1.00	14,000.00	14,000.00	23,100							

REVIEW DATE 07/21/2015 BY TW Total Acres: 1.65 Total Land Value: 23,100 Market: 0 Agricultural: 0 Common: 23,100 PRINTED 11/19/2025 BY SYS