(AKA LOT 2 PINE ACES UNREC). COM
RUN N 519.49 FT FOR POB, CONT N
E 1121.29 FT, S 11 DEG E 448.75

WATERS CHARLES E/WATERS DEBORAH R
988 SW FAULKNER DR
FORT WHITE, FL 32038

2026

31-5S-16-03744-302

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
Quality	05	05

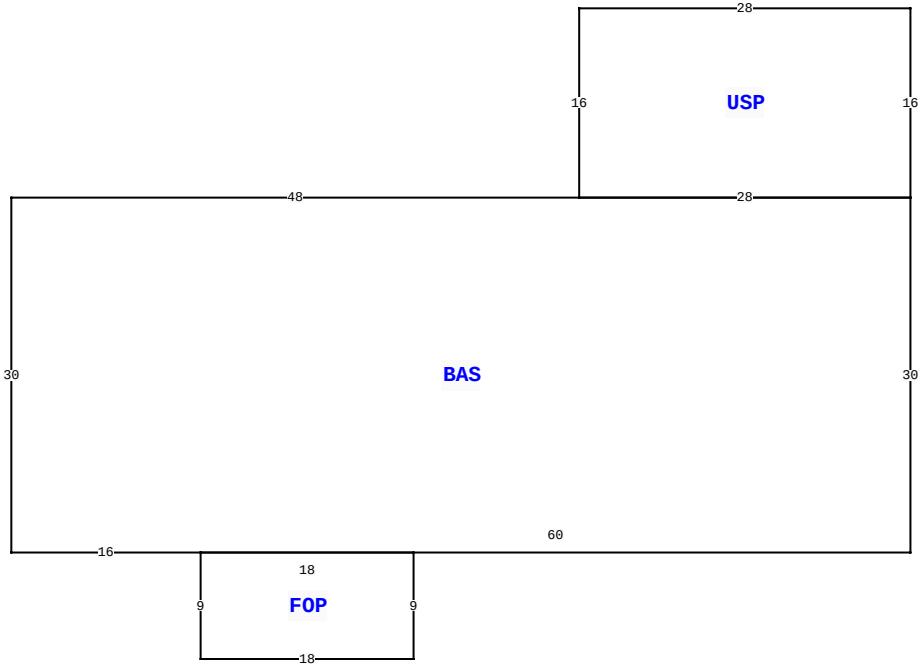
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 31516.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	134,266
FOP	162	35		57	3,357
USP	448	35		157	9,246
TOTALS	2,890			2,494	146,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,494	113.9000	107.07	267,033	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2014 Heated Area: 2280 HX Base Yr 2014



988 SW FAULKNER DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		146,868
TOTAL MARKET OB/XF VALUE		16,940
TOTAL LAND VALUE - MARKET		105,930
TOTAL MARKET VALUE		269,738
SOH/AGL Deduction		144,506
ASSESSED VALUE		125,232
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,510
TOTAL JUST VALUE		269,738
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049543	Roof Replacement	16,234	04/02/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1251/2691	3/25/2013	WD	U	V	34	29,000

GRANTOR: DEAS BULLARD PROPERTI
GRANTEE: CHARLES E & DEBORAH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S30 E16 FOP= S9 E18 N9 W18$ E60 N30 USP= N16 W28 S16 E28$ W28$.

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	100	26	30	780.00	UT	8.00	8.00	100	2013	2013	3	100	6,240	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	500	
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 16,940

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	100		A-1	0.00	0.00	11.77	AC		1.00	1.00	1.00	9,000.00	9,000.00	105,930							

REVIEW DATE 04/23/2024 BY JS Total Acres: 11.77 Total Land Value: 105,930 Market: 0 Agricultural: 0 Common: 105,930 PRINTED 11/25/2025 BY SYS