(AKA LOT 7 PINE ACRES UNREC). CO
NW1/4, RUN N 94.49 FT FOR POB, C
TO INTERS OF ICHTUCKNEE & FAULKN

MUNSON RONNIE L/MUNSON CHYRLE L
1382 SW FAULKNER DR
FT WHITE, FL 32038

2026

31-5S-16-03744-307

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1382 SW FAULKNER DR, 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		0
TOTAL MARKET OB/XF VALUE		11,850
TOTAL LAND VALUE - MARKET		95,190
TOTAL MARKET VALUE		107,040
SOH/AGL Deduction		25,886
ASSESSED VALUE		81,154
TOTAL EXEMPTION VALUE	VX	5,000
BASE TAXABLE VALUE		76,154
TOTAL JUST VALUE		107,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041755	New Residential C	200,000	04/16/2021
38622	STORAGE	169	09/18/2019
38585	PUMP/UTPOL	50	09/11/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0993/0422	8/27/2003	WD	Q	V	04	100
GRANTOR: DEAS-BULLARD						
GRANTEE: MUNSON						
0825/0594	7/01/1996	CD	Q	V		25,000
GRANTOR: DEAS-BULLARD						
GRANTEE: MUNSON						

BUILDING NOTES

BUILDING DIMENSIONS

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
2	0060	CARPORT F	0	0	20	55	1,100.00	UT	8.50	8.50	100	2020	2020	3	100	9,350	

LAND DESCRIPTION

TOTAL OB/XF 11,850

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	0700	C	MISC RES	0		A-1	0.00	0.00	10.02	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,190							

REVIEW DATE 02/04/2020 BY BC Total Acres: 10.02 Total Land Value: 95,190 Market: 0 Agricultural: 0 Common: 95,190 PRINTED 10/03/2025 BY SYS