AKA LOT 9-A PINE ACRES UNREC: CO
OF NW1/4, RUN N 1221.58 FT TO E
ICHEUCKNEE RD, BEING A PT ON A C

TAGGERTY JEFFREY A
1419 SW FAULKNER DR
FORT WHITE, FL 32038

**2026**

**31-5S-16-03744-309**

# COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

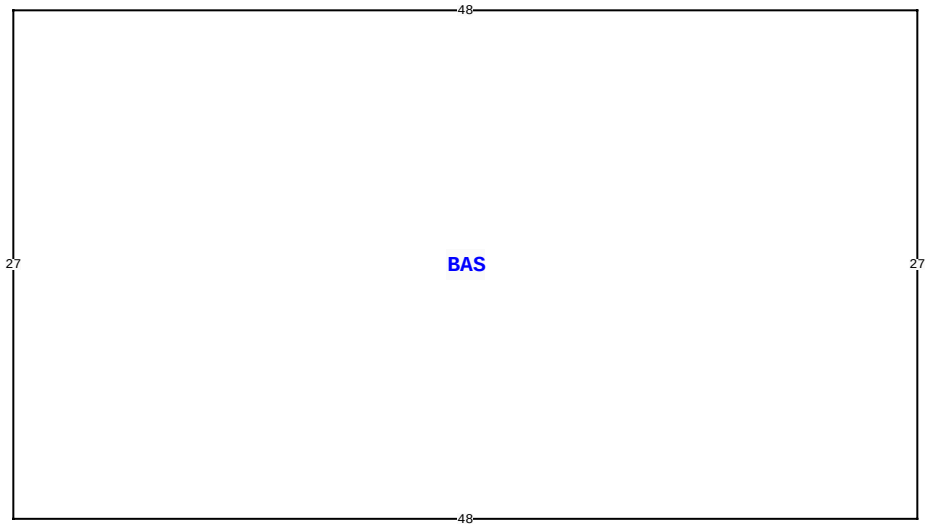
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| 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 | 1,296 | 100 | | 1,296 | 65,541 |
| TOTALS | 1,296 | | | 1,296 | 65,541 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,296 | 113.9000 | 68.34 | 88,569 | 2014 | 2013 | 0 | 0 | 0 | 26.00 | 74.00 |

1 MOBILE HME 100% - 2009 Heated Area: 1296 HX Base Yr 2009




1419 SW FAULKNER DR, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/13/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 65,541 |
| TOTAL MARKET OB/XF VALUE | | 10,050 |
| TOTAL LAND VALUE - MARKET | | 58,300 |
| TOTAL MARKET VALUE | | 133,891 |
| SOH/AGL Deduction | | 63,949 |
| ASSESSED VALUE | | 69,942 |
| TOTAL EXEMPTION VALUE | HX HB 13 | 69,942 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 133,891 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 135,662 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 31259 | M H | 375 | 07/18/2013 |
| 19493 | M H | 125 | 04/30/2002 |
| 19180 | RECONNECT | 50 | 02/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1104/1916 | 11/17/2006 | WD | Q | I | | 40,700 |
| GRANTOR: SHIRLEY BENNETT | | | | | | |
| GRANTEE: MELISSA HOBBY | | | | | | |
| 1104/1918 | 11/16/2006 | WD | Q | I | | 64,900 |
| GRANTOR: MELISSA HOBBY | | | | | | |
| GRANTEE: JEFFREY A TAGGERTY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

## 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 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 2,000 | |
| 2 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 100 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0070 | CARPORT UF | 0 | 100 | 15 | 20 | 300.00 | UT | 2.50 | 2.50 | 100 | 2008 | 2008 | 3 | 100 | 750 | |
| 5 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 200 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,050

| 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 | 5.83 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 58,300 | | | | | | | |

REVIEW DATE 01/29/2020 BY BC Total Acres: 5.83 Total Land Value: 58,300 Market: 0 Agricultural: 0 Common: 58,300 PRINTED 11/20/2025 BY SYS