

(AKA LOT 11 PINE ACRES UNREC). C  
OF SE1/4, RUN E 248.36 FT, N 60S  
SW 80 DEG 1013.93 FT, N 1368.64

TOPHAM WAYNE F/TOPHAM YVONNE C  
1255 FAULKNER DR  
FORT WHITE, FL 32038

2026

31-5S-16-03744-311



| BUILDING CHARACTERISTICS |                  |                |               |              |                      |
|--------------------------|------------------|----------------|---------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION   |               |              |                      |
| Exterior Wall            | 19               | COMMON BRK 100 |               |              |                      |
| Roof Structur            | 08               | IRREGULAR 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          |               |              |                      |
| Frame                    | 02               | WOOD FRAME 100 |               |              |                      |
| Stories                  | 1.               | 1. 100         |               |              |                      |
| Architectual             | 05               | CONV 100       |               |              |                      |
| Units                    |                  | 0 100          |               |              |                      |
| Condition Adj            | 03               | 03 100         |               |              |                      |
| Kitchen Adjus            | 01               | 01 100         |               |              |                      |
| Quality                  |                  | 05             | 05            |              |                      |
| DOR CODE                 |                  | 0100           | SINGLE FAMILY |              |                      |
| 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                      | 2,080            | 100            |               | 2,080        | 199,181              |
| FGR                      | 529              | 55             |               | 291          | 27,866               |
| FOP                      | 189              | 30             |               | 57           | 5,458                |
| FSP                      | 172              | 40             |               | 69           | 6,607                |
| TOTALS                   |                  | 2,970          |               | 2,497        | 239,113              |

| MARKET ADJUSTMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |           |             |                |                |                   |      |      |                 |         |        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|-------------------|------|------|-----------------|---------|--------|
| TYPE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB               | EYB  | ECON | FNCT            | NORM    | % COND |
| 0100                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 01  | 2,497     | 112.5040    | 126.00         | 314,622        | 2001              | 2001 | 0    | 0               | 0 24.00 | 76.00  |
| 1 SINGLE FAM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     |           | 100% - 2022 |                |                | Heated Area: 2080 |      |      | HX Base Yr 2022 |         |        |
| <p>The floor plan diagram shows a large central area labeled 'BAS' (Basement) with a perimeter of 36 on the left, 33 on the right, and 28 on the top. To the top left of 'BAS' is a smaller area labeled 'FSP' (Front Porch) with a perimeter of 10 on the left, 20 on the top, and 2.9 on the right. To the bottom left of 'BAS' is an area labeled 'FOP' (Front Porch) with a perimeter of 7 on the left, 21 on the top, and 21 on the bottom. To the bottom right of 'BAS' is an area labeled 'FGR' (Front Garden) with a perimeter of 23 on the left, 23 on the bottom, and 23 on the right. The overall dimensions of the property are 36 on the left, 33 on the right, and 28 on the top.</p> |     |           |             |                |                |                   |      |      |                 |         |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |     |           | BLD DATE    |                |                | LGL DATE          |      |      | 04/07/2025      |         |        |

| EXTRA FEATURES     |            |             |     |     |    |    |        |    |          |                |           |
|--------------------|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|-----------|
| L N                | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE | ORIG COND |
| 1                  | 0166       | CONC, PAVMT | 0   | 100 | 0  | 0  | 782.00 | UT | 1.50     | 1.50           | 100       |
| 2                  | 0140       | CLFENCE 6   | 0   | 100 | 0  | 0  | 248.00 | UT | 3.50     | 3.50           | 75        |
| 3                  | 0180       | FPLC 1STRY  | 0   | 100 | 0  | 0  | 1.00   | UT | 2,000.00 | 2,000.00       | 100       |
| 4                  | 9947       | Septic      | 0   | 100 | 0  | 0  | 1.00   | UT | 3,000.00 | 3,000.00       | 100       |
| 5                  | 0060       | CARPORT F   | 0   | 100 | 18 | 20 | 360.00 | UT | 5.00     | 5.00           | 75        |
| 6                  | 0296       | SHED METAL  | 0   | 100 | 18 | 20 | 360.00 | UT | 15.00    | 15.00          | 75        |
| 7                  | 0120       | CLFENCE 4   | 0   | 100 | 0  | 0  | 1.00   | UT | 0.00     | 0.00           | 100       |
| TOTAL OB/XF 13,024 |            |             |     |     |    |    |        |    |          |                |           |

| LAND DESCRIPTION   |          |     |                      |     |     |          |       |       |             |           |      |
|--------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N                | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                  | 0100     | C   | SFR                  | 100 |     | A-1      | 0.00  | 0.00  | 1.00        | AC        | 1.00 |
| 2                  | 9900     | C   | AC NON-AG            | 100 |     | A-1      | 0.00  | 0.00  | 9.01        | AC        | 1.00 |
| TOTAL OB/XF 13,024 |          |     |                      |     |     |          |       |       |             |           |      |
| TOTAL OB/XF 13,024 |          |     |                      |     |     |          |       |       |             |           |      |
| L N                | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                  | 0100     | C   | SFR                  | 100 |     | A-1      | 0.00  | 0.00  | 1.00        | AC        | 1.00 |
| 2                  | 9900     | C   | AC NON-AG            | 100 |     | A-1      | 0.00  | 0.00  | 9.01        | AC        | 1.00 |
| TOTAL OB/XF 13,024 |          |     |                      |     |     |          |       |       |             |           |      |

| COLUMBIA COUNTY PROPERTY  |  |  |  |  |  |              |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--------------|--|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |              |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  | STANDARD     |  |  |  |  |  |
| Tax Group: 3              |  |  |  |  |  | Tax Dist:    |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  | 239,113      |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  | 13,024       |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  | 95,095       |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  | 347,232      |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  | 74,971       |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  | 272,261      |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  | HX HB 50,722 |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  | 221,539      |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  | 347,232      |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  | 0            |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |              |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  | 350,378      |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 18142      | SFR         | 488 | 04/10/2001 |
| 18112      | PUMP/UTPOL  | 30  | 04/02/2001 |

| SALES DATA                     |           |              |        |        |           |               |  |  |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 1549/395                       | 8/18/2025 | LE           | U      | I      | 14        | 100           |  |  |  |
| GRANTOR: TOPHAM WAYNE FREDERIC |           |              |        |        |           |               |  |  |  |
| GRANTEE: TOPHAM WAYNE F (ENH   |           |              |        |        |           |               |  |  |  |
| 1444/550                       | 8/03/2021 | WD           | Q      | I      | 01        | 300,000       |  |  |  |
| GRANTOR: COLLINS JOSEPH CRAIG  |           |              |        |        |           |               |  |  |  |
| GRANTEE: TOPHAM WAYNE FREDER   |           |              |        |        |           |               |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W14 S36 E12 FOP= S2 E21 N9 W21 S7\$ N7 E21 FGR= S23 E23 N23 W23\$ E28 N33 U4 L4 W9 L3 D3 U3 L3 W8 FSP= N2 W20 S10 E14 R2 U2 N3 R4 U3 \$ D3 L4 S3 D2 L2 W14\$. |  |  |  |  |  |  |  |  |  |  |  |