AKA S1/2 OF LOT 12 PINE ACRES S/
OR PRCL B OF LOT 12: COMM SW COR
RUN E ALONG S LINE 248.36 FT, N

IUEN TAMIYRA
P O BOX 1587
LAKE CITY, FL 32056

2026

31-5S-16-03744-312

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 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	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 02

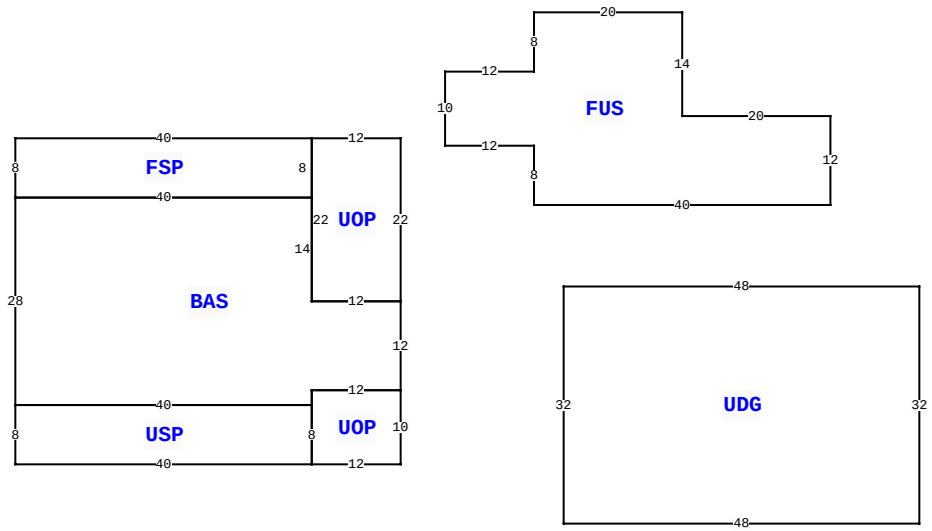
NEIGHBORHOOD/LOC 31516.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,264	100		1,264	149,626
FSP	320	40		128	15,152
FUS	880	100		880	104,170
UDG	1,536	55		845	100,027
UOP	120	20		24	2,841
UOP	264	20		53	6,274
USP	320	35		112	13,258
TOTALS	4,704			3,306	391,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,306	128.8936	144.36	477,254	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2025 Heated Area: 2144 HX Base Yr 2025



1149 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		391,348
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		50,100
TOTAL MARKET VALUE		443,848
SOH/AGL Deduction		0
ASSESSED VALUE		443,848
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		388,126
TOTAL JUST VALUE		443,848
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		448,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048576	Remodel	12,442	11/03/2023
000045248	Roof Replacement	20,163	08/22/2022
41069	STORAGE		12/28/2020
24311	M H	632	03/28/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1548/1217	8/25/2025	LE	U	I	14	100
GRANTOR: IUEN TAMIYRA K (ENH L						
GRANTEE: SAWTER SIERRA NICOL						
1090/1120	7/15/2006	WD	Q	V	04	100
GRANTOR: SHIRLEY BENNETT						
GRANTEE: MARC F & TAMIYRA K						

BUILDING NOTES

BUILDING DIMENSIONS

UDG=[ORIG=22,-14] E48 S32 W48 N32 $
BAS=[ORIG=0,0] N12 W12 N14 W40 S28 E40 N2 E12 $
FUS=[ORIG=58,-25] N12 W20 N14 W20 S8 W12 S10 E12 S8 E40 $
FSP=[ORIG=-12,-26] N8 W40 S8 E40 $
USP=[ORIG=-52,2] S8 E40 N8 W40 $
UOP=[ORIG=0,-12] N22 W12 S22 E12 $
UOP=[ORIG=-12,2] S8 E12 N10 W12 S2 $
.

EXTRA FEATURES

L N	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	900	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2021	2020		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,400

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							

REVIEW DATE 11/18/2022 BY JS Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 11/19/2025 BY SYS