COMM AT SW COR OF SE1/4, RUN E 2
N 605.74 FT, WEST 1013.93 FT, N
498.38 FT FOR POB, CONT N 8 DG W

SEFCIK SUSAN M
1069 SW FAULKNER DR
FORT WHITE, FL 32038-4412

2026

31-5S-16-03744-333

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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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
Quality	05	05

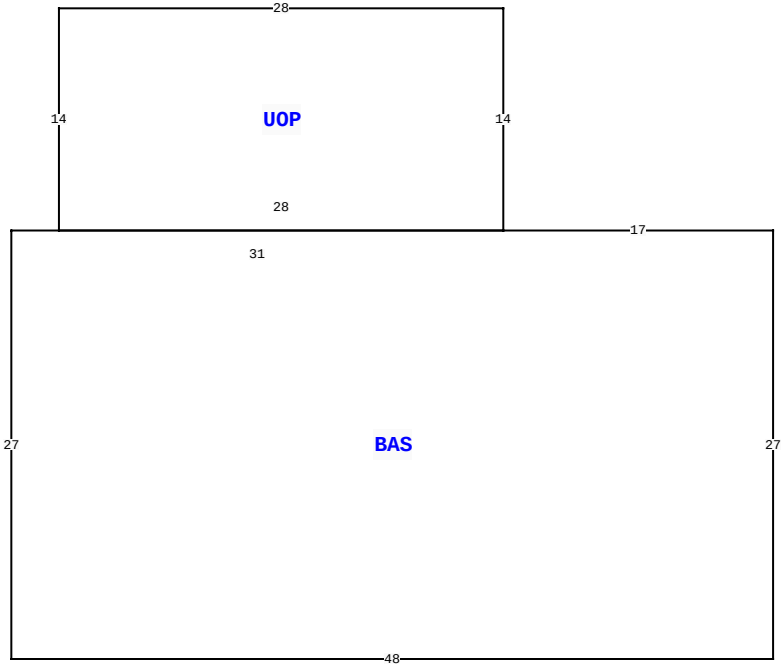
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 31516.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	85,831
UOP	392	25		98	6,490
TOTALS	1,688			1,394	92,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,394	115.5000	108.57	151,347	2009	2009	0	0	0	39.00	61.00

1 MANUF 1 100% - 2018 Heated Area: 1296 HX Base Yr 2018



1069 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		92,322
TOTAL MARKET OB/XF VALUE		11,500
TOTAL LAND VALUE - MARKET		22,950
TOTAL MARKET VALUE		126,772
SOH/AGL Deduction		52,366
ASSESSED VALUE		74,406
TOTAL EXEMPTION VALUE	HX HB SX	72,797
BASE TAXABLE VALUE		1,609
TOTAL JUST VALUE		126,772
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27447	M H	653	10/27/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1346/0181	10/13/2017	WD	Q	I	01	71,500
GRANTOR: SEAN M BOYLE						
GRANTEE: SUSAN M SEFCIK						
1328/2503	1/10/2017	WD	U	I	12	28,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: SEAN M BOYLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 UOP= N14 W28 S14 E28$ W31 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	500	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
7	0285	SALVAGE	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	

LAND DESCRIPTION

TOTAL OB/XF 11,500

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	1.53	AC		1.00	1.00	1.00	15,000.00	15,000.00	22,950							

REVIEW DATE 01/30/2020 BY BC Total Acres: 1.53 Total Land Value: 22,950 Market: 0 Agricultural: 0 Common: 22,950 PRINTED 11/18/2025 BY SYS