LOT 30 FERNWOOD ESTATES S/D.

ORB 484-790, 799-730

FAULKNER SANDRA JEAN
532 SW CURTAIN LANE
FORT WHITE, FL 32038

2026

36-5S-15-00485-090

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

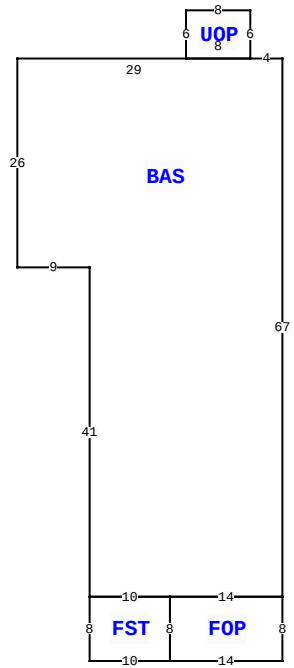
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 60
Roof Cover	03	COMP SHNGL 40
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	03	CONC FINSH 30
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36515.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,842	100		1,842	99,268
FOP	112	30		34	1,832
FST	80	55		44	2,371
UOP	48	20		10	539
TOTALS	2,082			1,930	104,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,930	74.0304	82.91	160,016	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1842 HX Base Yr



532 SW CURTAIN LN, 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		104,010
TOTAL MARKET OB/XF VALUE		1,700
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		160,710
SOH/AGL Deduction		79,122
ASSESSED VALUE		81,588
TOTAL EXEMPTION VALUE	HX HB SX	81,588
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		160,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,710

LAND:1:1: 5.00 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 UOP= N6 W8 S6 E8 $ W29 S26 E9 S41 FST= S8 E10 N8 W10$ E10 FOP= S8 E14 N8 W14$ E14 N67$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	8	12	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	700.00	700.00	50	2005	2005	3	50	350	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 1,700

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/27/2016 BY DF Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/31/2025 BY SYS