BEG AT THE INTERS OF E LINE OF S
N R/W OF CR 246, RUN W ALONG R/W
1235.79 FT, E 529.43 FT, S 1233.

FAULKNER JOHN B
1082 CHANDLER OAK DR
JACKSONVILLE, FL 32221

**2027**

**17-2S-17-04722-015**

## BUILDING CHARACTERISTICS

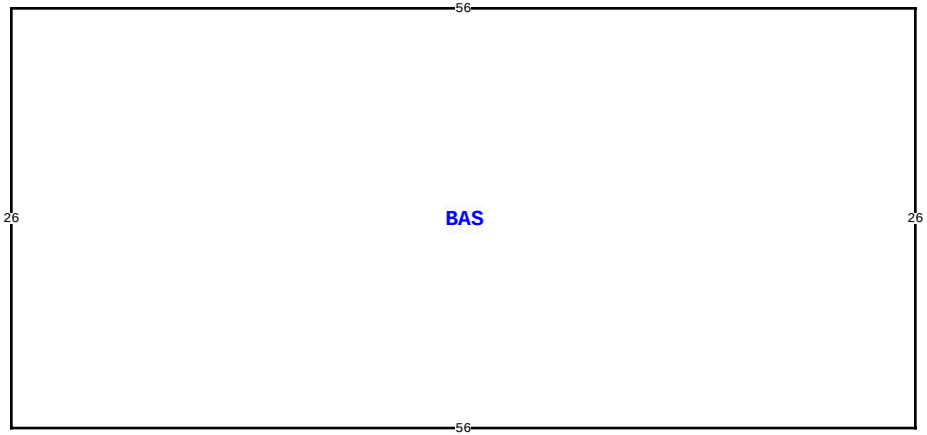
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 17217.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,456 | 100 | | 1,456 | 121,845 |
| TOTALS | 1,456 | | | 1,456 | 121,845 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,456 | 113.9000 | 105.93 | 154,234 | 2015 | 2015 | 0 | 0 | 0 | 21.00 | 79.00 |

1 MANUF 1 0% - 0 Heated Area: 1456 HX Base Yr




707 NW LASSIE BLACK ST, WHITE SPRINGS

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| INC DATE | | AG DATE | 07/27/2022 SPF |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 121,845 |
| TOTAL MARKET OB/XF VALUE | 7,000 |
| TOTAL LAND VALUE - MARKET | 97,500 |
| TOTAL MARKET VALUE | 152,785 |
| SOH/AGL Deduction | 13,764 |
| ASSESSED VALUE | 139,021 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 139,021 |
| TOTAL JUST VALUE | 226,345 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 227,656 |

SALE:1:1: 1.50 AC RELATED TO SELLER

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1153/1398 | 6/27/2008 | WD | Q | V | 03 | 109,500 |

GRANTOR: RUSSELL BLAIR

GRANTEE: JOHN B FAULKNER

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W56 S26 E56 N26$.

## 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 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,000

| 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 | 5200 | A | CROPLAND 2 | 0 | | | 0.00 | 0.00 | 12.00 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 4,440 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 12.00 | AC | | 1.00 | 1.00 | 1.00 | 6,500.00 | 6,500.00 | 78,000 | | | | | | | |
| 3 | 0200 | C | MBL HM | 0 | | | 0.00 | 0.00 | 3.00 | AC | | 1.00 | 1.00 | 1.00 | 6,500.00 | 6,500.00 | 19,500 | | | | | | | |

REVIEW DATE 07/31/2015 BY DF Total Acres: 15.00 Total Land Value: 23,940 Market: 78,000 Agricultural: 4,440 Common: 19,500 PRINTED 11/17/2026 BY SYS