

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

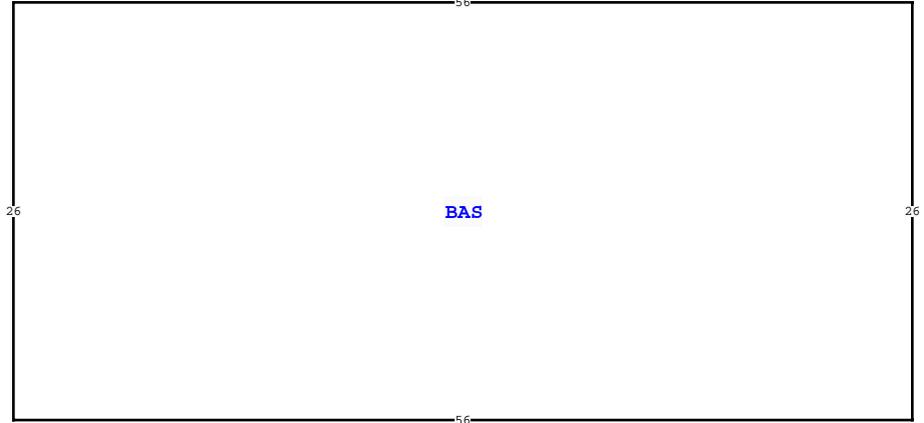
2026

17-2S-17-04722-015



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Units	01	CONV	100
		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
BAS	1,456	100	
TOTALS	1,456		1,456 125,767

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	109.34	159,199	2015	2015	0	0	21.00	79.00	
1 MANUF 1 0% - 0 Heated Area: 1456 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			125,767
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			82,500
TOTAL MARKET VALUE			153,707
SOH/AGL Deduction			26,921
ASSESSED VALUE			126,786
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			126,786
TOTAL JUST VALUE			215,267
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			217,333
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						

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
1	9945	Well/Sept	0	0	0	0	1.00	7,000.00	7,000.00	100		3 100
707 NW LASSIE BLACK ST, WHITE SPRINGS												

BUILDING NOTES			
BLD DATE			
LGL DATE			
LAND DATE 04/14/2025 MLU			
AG DATE 07/27/2022 SPF			

BUILDING DIMENSIONS			
BAS= W56 S26 E56 N26\$.			

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	5,500.00	5,500.00	66,000								
3	0200	C	MBL HM	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	16,500								