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

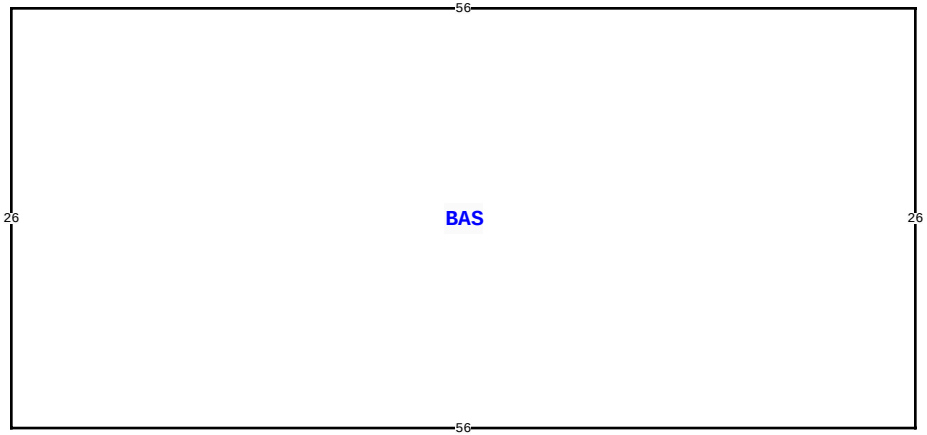
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	123,156
TOTALS	1,456			1,456	123,156

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	107.07	155,894	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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	123,156
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	97,500
TOTAL MARKET VALUE	154,096
SOH/AGL Deduction	27,310
ASSESSED VALUE	126,786
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,786
TOTAL JUST VALUE	227,656
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

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 06/23/2026 BY SYS