FOLLOWING DESC PROPERTY LYING IN
BEG NW COR OF SEC 22, E 674.22 F
E 948.42 FT, S 8 DEG E 680.82 FT

FAULKNER HUNTER LANE
9409 NW 37TH CT
BRANFORD, FL 32008

2027

21-6S-16-03901-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,500
TOTAL LAND VALUE - MARKET	179,760
TOTAL MARKET VALUE	24,410
SOH/AGL Deduction	3,504
ASSESSED VALUE	20,906
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,906
TOTAL JUST VALUE	190,260
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055772	New Residential C	260,000	06/01/2026
21970	M H	322	06/15/2004
7701	M H	60	10/18/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/982	4/17/2026	WD	U	I	11	100
GRANTOR: MAHAFFEY DEBRA C						
GRANTEE: FAULKNER HUNTER LAN						
1384/1338	5/09/2019	PR	U	V	30	100
GRANTOR: WILLIAM CASON PR FOR						
GRANTEE: DEBRA C MAHAFFEY &						

BUILDING NOTES

BUILDING DIMENSIONS

4461 SW ELIM CHURCH RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	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 10,500

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	0700	C	MISC RES	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	24.68	AC		1.00	1.00	1.00	280.00	280.00	6,910							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	24.68	AC		1.00	1.00	1.00	7,000.00	7,000.00	172,760							

REVIEW DATE 05/11/2026 BY JB Total Acres: 25.68 Total Land Value: 13,910 Market: 172,760 Agricultural: 6,910 Common: 7,000 PRINTED 11/17/2026 BY SYS