

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

2026

21-6S-16-03901-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																																																																																									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																																																																																									
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																																																																																																																								
<table border="1"> <tr> <td colspan="10">DOR CODE</td> <td colspan="10">6200 PASTURE CLS33</td> </tr> <tr> <td colspan="10">MAP NUM</td> <td colspan="10">MKT AREA</td> <td colspan="2">02</td> </tr> <tr> <td colspan="10">NEIGHBORHOOD/LOC</td> <td colspan="10">21616.00</td> <td colspan="2">1.00/</td> </tr> <tr> <td>AREA TYPE</td> <td>TOTAL GROSS AREA</td> <td>PCT OF BASE</td> <td>YEAR</td> <td>TOT ADJ AREA</td> <td>SUBAREA MARKET VALUE</td> <td colspan="16"></td> </tr> </table>																						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																																																		
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										4461 SW ELIM CHURCH RD, FORT WHITE										05/07/2026		MLU																																																																																																																							
EXTRA FEATURES										TOTAL OB/XF										10,500																																																																																																																									
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	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																																																																																																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																																																																																																																												
<table border="1"> <tr> <td colspan="10">REVIEW DATE</td> <td colspan="10">05/11/2026</td> <td colspan="2">BY</td> <td colspan="2">JB</td> </tr> <tr> <td colspan="10">Total Acres:</td> <td colspan="10">25.68</td> <td colspan="10">Total Land Value:</td> <td colspan="2">13,910</td> </tr> <tr> <td colspan="10">Market:</td> <td colspan="10">172,760</td> <td colspan="10">Agricultural:</td> <td colspan="2">6,910</td> </tr> <tr> <td colspan="10">Common:</td> <td colspan="10">7,000</td> <td colspan="10">PRINTED</td> <td colspan="2">06/22/2026 BY SYS</td> </tr> </table>																						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										06/22/2026 BY SYS	
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										06/22/2026 BY SYS																																																																																																															

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		4,776	
ASSESSED VALUE		19,634	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		19,634	
TOTAL JUST VALUE		190,260	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		138,900	

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									