

(AKA LOT 1 PINE ACRES UNREC). BE
519.49 FT, E 1207.80 FT TO W R/W
S'LY ALONG R/W 535.96 FT, W 1324

MUSTONEN CHRISTOPHER PAUL/MUSTONEN JENNIFER LEIGH
848 SW FAULKNER DR
FORT WHITE, FL 32038

2026

31-5S-16-03744-301



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architctual	01	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	01	01	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31516.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,755	100	
TOTALS	1,755		15,377

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	MOBILE HME	0%	- 2026									
				Heated Area: 1755				HX Base Yr				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>												
<div style="display: flex; justify-content: space-between;"> BLD DATE LGL DATE </div> <div style="display: flex; justify-content: space-between;"> XF DATE LAND DATE </div> <div style="display: flex; justify-content: space-between;"> INC DATE AG DATE </div>												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		15,377	
TOTAL MARKET OB/XF VALUE		20,300	
TOTAL LAND VALUE - MARKET		135,000	
TOTAL MARKET VALUE		170,677	
SOH/AGL Deduction		0	
ASSESSED VALUE		170,677	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		170,677	
TOTAL JUST VALUE		170,677	
NCON VALUE		8,500	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		162,244	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054381	Mobile Home		10/31/2025
000054127	Right-of-Way Acce		09/23/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1535/2616	1/22/2025	WD	Q	I	01	200,000
GRANTOR: SHEPPARD ROBERT D						
GRANTEE: MUSTONEN CHRISTOPHE						
1519/1119	7/17/2024	WD	U	I	12	135,000
GRANTOR: MILLENNIUM BANK						
GRANTEE: SHEPPARD ROBERT D						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	0	0	0	1.00	UT	600.00	600.00	100	0
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008
3	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2008
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025
8	0070	CARPORT UF	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2026
9	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025

TOTAL OB/XF													20,300				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT					
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00					
2	9900	C	AC NON-AG	0					14.00	AC		1.00					

BUILDING NOTES												
BAS= W65 S27 E65 N27S.												

BUILDING DIMENSIONS												
BAS= W65 S27 E65 N27S.												

LAND DESCRIPTION													TOTAL OB/XF					20,300				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT										
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00										
2	9900	C	AC NON-AG	0					14.00	AC		1.00										