(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

2027

31-5S-16-03744-301

BUILDING CHARACTERISTICS

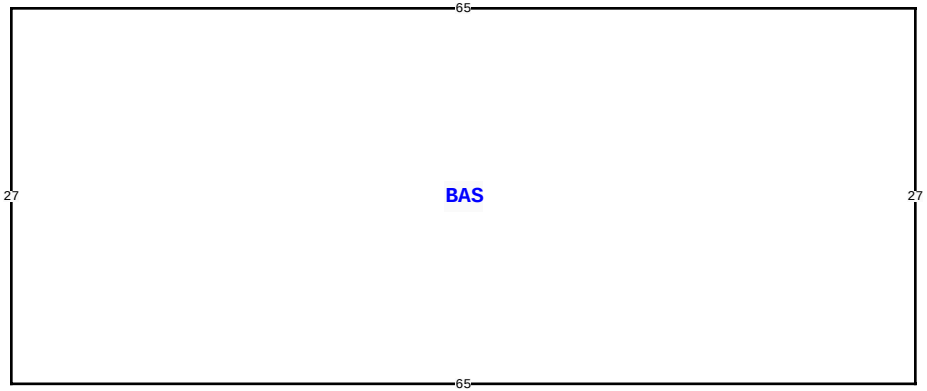
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,755	100		1,755	14,644
TOTALS	1,755			1,755	14,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,755	69.5400	41.72	73,219	1994	1994	0	0	50	60.00	20.00

1 MOBILE HME 0% - 2026 Heated Area: 1755 HX Base Yr



848 SW FAULKNER DR, 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	0190	FPLC PF	0	0	0	0	1.00	UT	600.00	600.00	100	0	0	3	100	600	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	2,500	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	900	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	
7	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	14,644
TOTAL MARKET OB/XF VALUE	20,300
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	169,944
SOH/AGL Deduction	0
ASSESSED VALUE	169,944
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	169,944
TOTAL JUST VALUE	169,944
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056254	Mobile Home		08/04/2026
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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W65 S27 E65 N27$.

LAND DESCRIPTION

TOTAL OB/XF 20,300

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	9900	C	AC NON-AG	0					14.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	126,000							

REVIEW DATE 04/15/2026 BY robin Total Acres: 15.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 11/17/2026 BY SYS