

(AKA LOT 2 PINE ACES UNREC). COM
 RUN N 519.49 FT FOR POB, CONT N
 E 1121.29 FT, S 11 DEG E 448.75

WATERS CHARLES E/WATERS DEBORAH R
 988 SW FAULKNER DR
 FORT WHITE, FL 32038

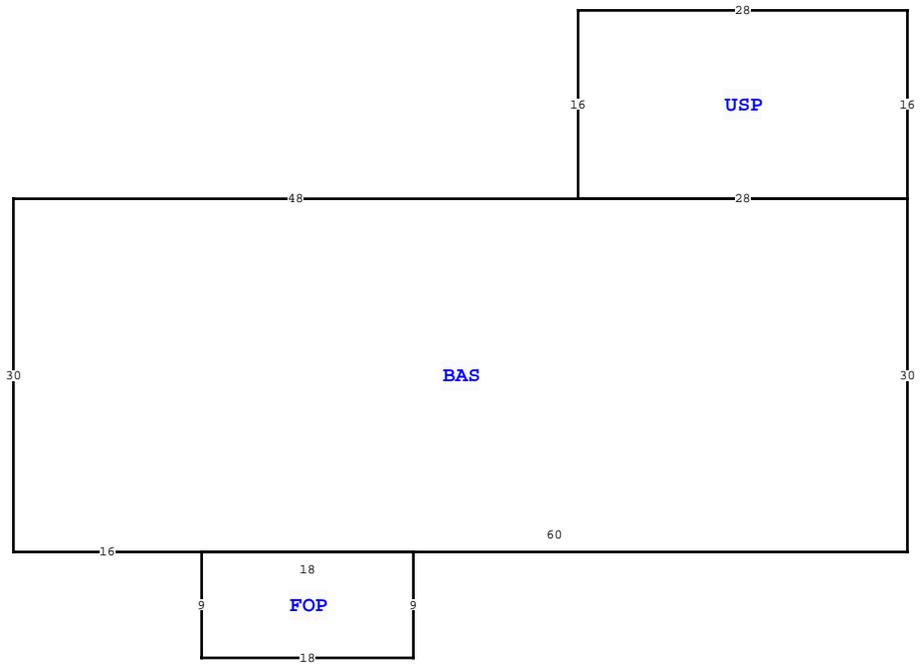
2026

31-5S-16-03744-302



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 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 Units	01	CONV		100	
		0		100	
Quality	05	05			
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	2,280	100		2,280	137,112
FOP	162	35		57	3,428
USP	448	35		157	9,441
TOTALS	2,890			2,494	149,982

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
20201	02	2,494	113.9000	109.34	272,694	2000	2000	0	0	45.00	55.00	
1 MANUF 1 100% - 2014 Heated Area: 2280 HX Base Yr 2014												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		149,982	
TOTAL MARKET OB/XF VALUE		18,240	
TOTAL LAND VALUE - MARKET		105,930	
TOTAL MARKET VALUE		274,152	
SOH/AGL Deduction		147,985	
ASSESSED VALUE		126,167	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		74,756	
TOTAL JUST VALUE		274,152	
NCON VALUE		1,300	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		269,738	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049543	Roof Replacement	16,234	04/02/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1251/2691	3/25/2013	WD	U	V	34	29,000

GRANTOR: DEAS BULLARD PROPRTI
 GRANTEE: CHARLES E & DEBORAH

EXTRA FEATURES																
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	0296	SHED METAL	0	100	26	30	780.00	UT	8.00	100	2013	2013	3	100	6,240	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	800	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	200	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	200	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	200	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2020	2020	3	100	500	
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2020	2020	3	100	1,000	
10	0060	CARPORT F	0	100	0	0	1.00	UT	1,300.00	100	2026	2025		100	1,300	

TOTAL OB/XF													18,240											
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	0200	C	MBL HM	100		A-1	0.00	0.00	11.77	AC		1.00	1.00	1.00	9,000.00	9,000.00	105,930							

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS
 BAS= W48 S30 E16 FOP= S9 E18 N9 W18\$ E60 N30 USP= N16 W28 S16 E28\$ W28\$.

REVIEW DATE 03/25/2026 BY AJ																													
Total Acres: 11.77										Total Land Value: 105,930					Market: 0					Agricultural: 0					Common: 105,930				