(AKA LOT 3 PINE ACRES UNREC). CO
RUN N 959.93 FT FOR POB, CONT N
E 1041.23 FT, S 11 DEG E 415.30

WALKER ALVIN M
1074 SW FAULKER DR
FORT WHITE, FL 32038

2026

31-5S-16-03744-303

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,450
TOTAL LAND VALUE - MARKET	96,140
TOTAL MARKET VALUE	104,590
SOH/AGL Deduction	23,678
ASSESSED VALUE	80,912
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,912
TOTAL JUST VALUE	104,590
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1305/1996	12/08/2015	WD	U	V	34	29,000

GRANTOR: DEAS-BULLARD PROP
GRANTEE: ALVIN M WALKER

1074 SW FAULKNER DR, FORT WHITE

BLD DATE		LGL DATE	04/07/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	400.00	400.00	50	2008	2008	3	50	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 8,450

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		A-1	0.00	0.00	10.12	AC		1.00	1.00	1.00	9,500.00	9,500.00	96,140							

REVIEW DATE 02/04/2020 BY BC Total Acres: 10.12 Total Land Value: 96,140 Market: 0 Agricultural: 0 Common: 96,140 PRINTED 01/12/2026 BY SYS