(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

2027

31-5S-16-03744-303

BUILDING CHARACTERISTICS

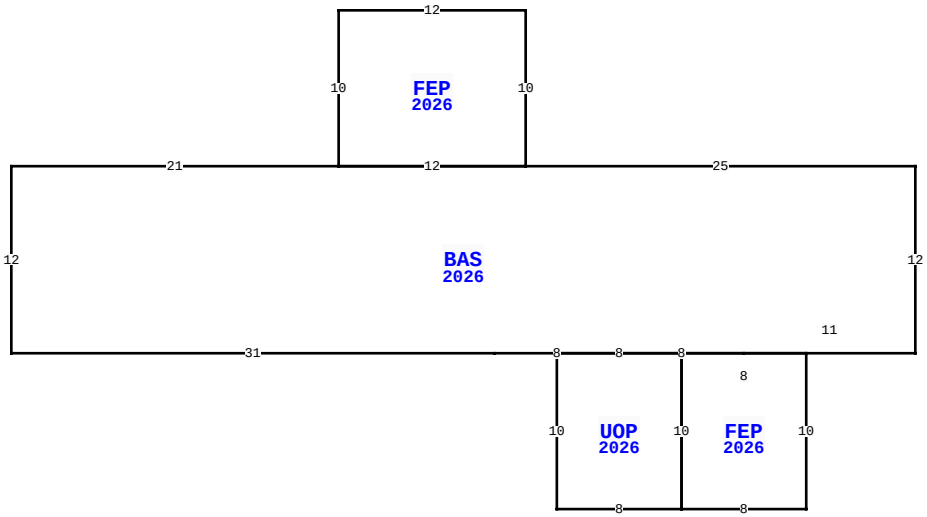
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	696	100	2026	696	12,818
FEP	80	85	2026	68	1,252
FEP	120	85	2026	102	1,878
UOP	80	25	2026	20	368
TOTALS	976			886	16,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0801	02	886	83.7000	46.04	40,791	1980	1980	0	0	0	60.00	40.00

1 MH/NOTITLE 100% - 2026 Heated Area: 696 HX Base Yr 2026



1074 SW FAULKNER DR, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		16,316
TOTAL MARKET OB/XF VALUE		8,450
TOTAL LAND VALUE - MARKET		111,320
TOTAL MARKET VALUE		136,086
SOH/AGL Deduction		0
ASSESSED VALUE		136,086
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		34,675
TOTAL JUST VALUE		136,086
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,086

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=80,10] W25 W12 W21 S12 E31 E8 E8 E11 N12 $
UOP=[YR=2026;ORIG=65,22] W8 S10 E8 N10 $
FEP=[YR=2026;ORIG=73,22] W8 S10 E8 N10 $
FEP=[YR=2026;ORIG=43,0] E12 S10 W12 N10 $
.

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	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	400.00	400.00	50	2008	2008	3	50	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
5	0252	LEAN-TO W/	0	100	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	0200	C	MBL HM	100		A-1	0.00	0.00	10.12	AC		1.00	1.00	1.00	11,000.00	11,000.00	111,320							

REVIEW DATE 03/25/2026 BY AT Total Acres: 10.12 Total Land Value: 111,320 Market: 0 Agricultural: 0 Common: 111,320 PRINTED 11/17/2026 BY SYS