(AKA LOT 5 PINE ACRES UNREC): CO
1799.82 FT FOR POB, CONT N 445.1
FT, S 4 DEG E 446.11 FT, W 1001.

BERRY JOSHUA
1196 SW FAULKNER DR
FORT WHITE, FL 32038

2027

31-5S-16-03744-305

BUILDING CHARACTERISTICS

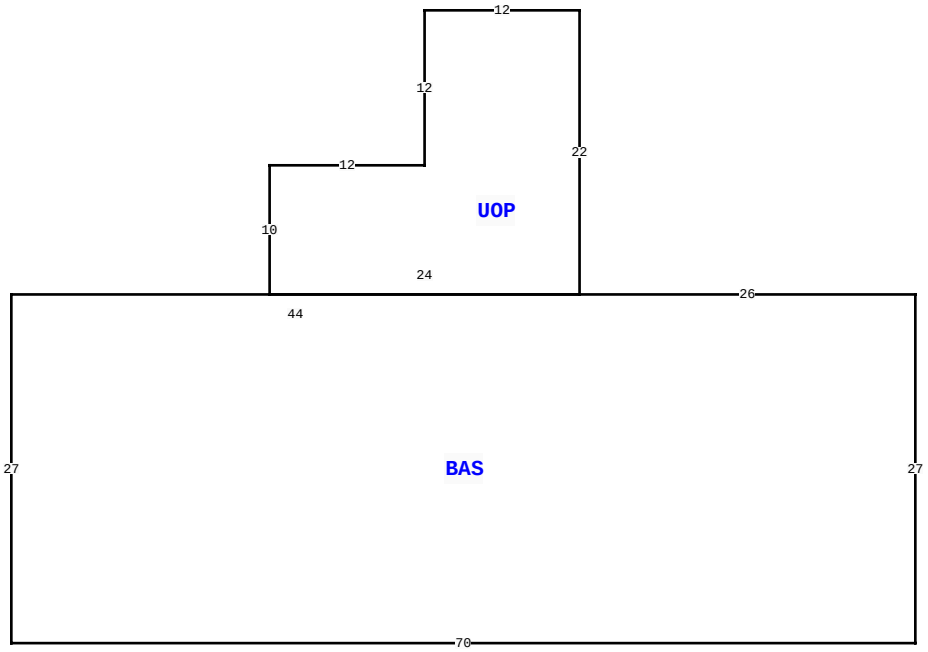
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	1,890	100		1,890	111,081
UOP	384	25		96	5,642
TOTALS	2,274			1,986	116,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,986	114.9000	106.86	212,224	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 1890 HX Base Yr



1196 SW FAULKNER DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	700	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	116,723
TOTAL MARKET OB/XF VALUE	9,000
TOTAL LAND VALUE - MARKET	110,880
TOTAL MARKET VALUE	236,603
SOH/AGL Deduction	0
ASSESSED VALUE	236,603
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	236,603
TOTAL JUST VALUE	236,603
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053321	Roof Replacement	6,000	06/05/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/2483	11/22/2024	WD	U	I	37	125,000
GRANTOR: DRAWDY LARRY W JR						
GRANTEE: BERRY JOSHUA						
1089/0695	6/27/2006	WD	Q	V	04	29,000
GRANTOR: DEAS BULLARD PROPERTI						
GRANTEE: LARRY W JR & KAREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 UOP= N22 W12 S12 W12 S10 E24$ W44 S27 E70 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,000

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	10.08	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,880							

REVIEW DATE 03/25/2026 BY JB Total Acres: 10.08 Total Land Value: 110,880 Market: 0 Agricultural: 0 Common: 110,880 PRINTED 11/17/2026 BY SYS