

(AKA LOT 11 PINE ACRES UNREC). C
 OF SE1/4, RUN E 248.36 FT, N 605
 SW 80 DEG 1013.93 FT, N 1368.64

TOPHAM WAYNE F/TOPHAM YVONNE C
 1255 FAULKNER DR
 FORT WHITE, FL 32038

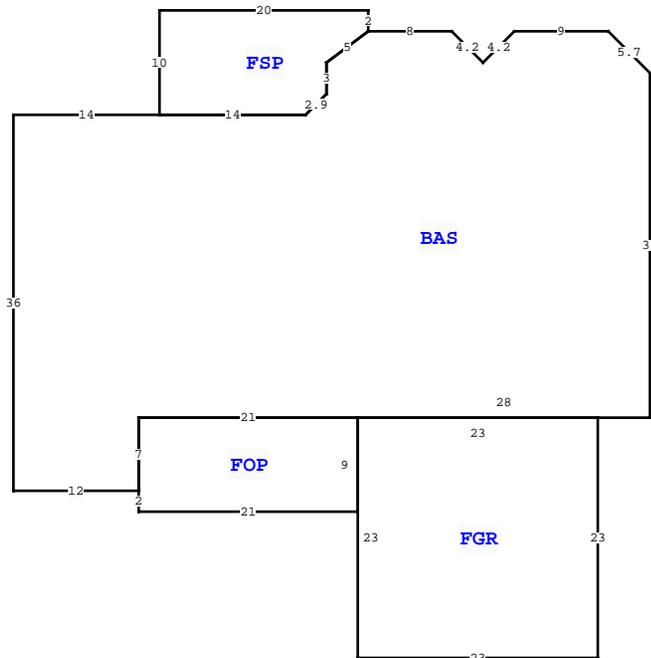
2026

31-5S-16-03744-311



BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 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				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Architectual	05 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
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	2,080	100		2,080	202,738
FGR	529	55		291	28,364
FOP	189	30		57	5,556
FSP	172	40		69	6,725
TOTALS	2,970			2,497	243,382

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,497	112.5040	128.25	320,240	2001	2001	0	0	24.00	76.00	
1 SINGLE FAM 100% - 2022 Heated Area: 2080 HX Base Yr 2022												



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	243,382			
TOTAL MARKET OB/XF VALUE	14,024			
TOTAL LAND VALUE - MARKET	110,110			
TOTAL MARKET VALUE	367,516			
SOH/AGL Deduction	95,048			
ASSESSED VALUE	272,468			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	221,057			
TOTAL JUST VALUE	367,516			
NCON VALUE	1,000			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	350,378			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18142	SFR	488	04/10/2001
18112	PUMP/UTPOL	30	04/02/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/395	8/18/2025	LE U	I	I	14	100

GRANTOR: TOPHAM WAYNE FREDERIC
 GRANTEE: TOPHAM WAYNE F (ENH)
 1444/550 8/03/2021 WD Q I 01 300,000
 GRANTOR: COLLINS JOSEPH CRAIG
 GRANTEE: TOPHAM WAYNE FREDER

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	0166	CONC, PAVMT	0	100	0	0	782.00	UT	1.50	1.50	100	2001	2001	3	100	1,173	
2	0140	CLFENCE 6	0	100	0	0	248.00	UT	3.50	3.50	75	1998	1998	3	75	651	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	100	2,000	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	75	2008	2008	3	75	1,350	
6	0296	SHED METAL	0	100	18	20	360.00	UT	15.00	15.00	75	2008	2008	3	75	4,050	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025	3	100	1,000	

TOTAL OB/XF													14,024											
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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,110							

BUILDING NOTES												
BAS= W14 S36 E12 FOP= S2 E21 N9 W21 S7S N7 E21 FGR= S23 E23 N23 W23S E28 N33 U4 L4 W9 L3 D3 U3 L3 W8 FSP= N2 W20 S10 E14 R2 U2 N3 R4 U3 S D3 L4 S3 D2 L2 W14\$.												

BUILDING DIMENSIONS												
BAS= W14 S36 E12 FOP= S2 E21 N9 W21 S7S N7 E21 FGR= S23 E23 N23 W23S E28 N33 U4 L4 W9 L3 D3 U3 L3 W8 FSP= N2 W20 S10 E14 R2 U2 N3 R4 U3 S D3 L4 S3 D2 L2 W14\$.												

LAND DESCRIPTION													TOTAL OB/XF 14,024											
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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,110							