(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

**2027**

**31-5S-16-03744-311**

## BUILDING CHARACTERISTICS

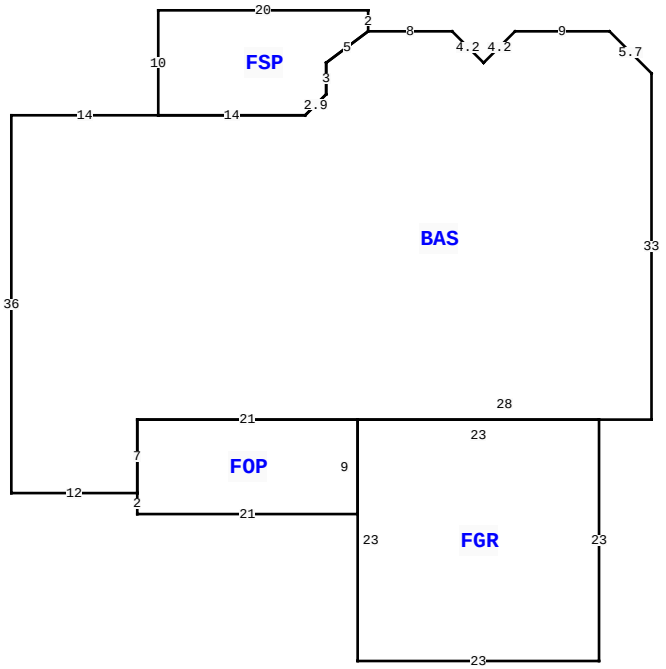
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 195,624 |
| FGR | 529 | 55 | | 291 | 27,368 |
| FOP | 189 | 30 | | 57 | 5,361 |
| FSP | 172 | 40 | | 69 | 6,490 |
| TOTALS | 2,970 | | | 2,497 | 234,843 |

## 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 | 123.75 | 309,004 | 2001 | 2001 | 0 | 0 | 0 | 24.00 | 76.00 |

1 SINGLE FAM 100% - 2022 Heated Area: 2080 HX Base Yr 2022




1255 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 | 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 | | 100 | 1,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 234,843 |
| TOTAL MARKET OB/XF VALUE | | 14,024 |
| TOTAL LAND VALUE - MARKET | | 110,110 |
| TOTAL MARKET VALUE | | 358,977 |
| SOH/AGL Deduction | | 78,335 |
| ASSESSED VALUE | | 280,642 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 229,231 |
| TOTAL JUST VALUE | | 358,977 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 363,247 |

| 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 | 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 | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W14 S36 E12 FOP= S2 E21 N9 W21 S7$ N7 E21 FGR= S23 E23 N23 W23$ E28 N33 U4 L4 W9 L3 D3 U3 L3 W8 FSP= N2 W20 S10 E14 R2 U2 N3 R4 U3 $ D3 L4 S3 D2 L2 W14$.

## LAND DESCRIPTION

TOTAL OB/XF 14,024

| 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 | 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 | | | | | | | |

REVIEW DATE 03/25/2026 BY AJ Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS