

AKA S1/2 OF LOT 12 PINE ACRES S/  
OR PRCL B OF LOT 12: COMM SW COR  
RUN E ALONG S LINE 248.36 FT, N

IUEN TAMIYRA  
P O BOX 1587  
LAKE CITY, FL 32056

**2026**

31-5S-16-03744-312

BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	51 LOG 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 80				
Interior Floor	15 HARDTILE 20				
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 Units	05 CONV 100 0 100				
Quality	07 07				
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	1,264	100		1,264	149,626
FSP	320	40		128	15,152
FUS	880	100		880	104,170
UDG	1,536	55		845	100,027
UOP	120	20		24	2,841
UOP	264	20		53	6,274
USP	320	35		112	13,258
TOTALS	4,704			3,306	391,348

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2025		477,254	2007	2007	0	0	18.00	82.00
Heated Area: 2144 HX Base Yr 2025											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		391,348	
TOTAL MARKET OB/XF VALUE		3,400	
TOTAL LAND VALUE - MARKET		65,130	
TOTAL MARKET VALUE		459,878	
SOH/AGL Deduction		0	
ASSESSED VALUE		459,878	
TOTAL EXEMPTION VALUE	HX HB WX	56,411	
BASE TAXABLE VALUE		403,467	
TOTAL JUST VALUE		459,878	
NCON VALUE		1,000	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		448,621	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048576	Remodel	12,442	11/03/2023
000045248	Roof Replacement	20,163	08/22/2022
41069	STORAGE		12/28/2020
24311	M H	632	03/28/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/1217	8/25/2025	LE	U	I	14	100
GRANTOR: IUEN TAMIYRA K (ENH L)						
GRANTEE: SAWTER SIERRA NICOL						
1090/1120	7/15/2006	WD	Q	V	04	100
GRANTOR: SHIRLEY BENNETT						
GRANTEE: MARC F & TAMIYRA K						

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	0294	SHED WOOD/	0	100	0	0	0	1.00	UT 0.00	100	2008	2008	3	100	900	
2	0070	CARPORT UF	0	100	0	0	0	1.00	UT 0.00	100	2014	2014	3	100	300	
3	0190	FPLC PF	0	100	0	0	0	1.00	UT 1,200.00	100	2021	2020		100	1,200	
4	0081	DECKING WI	0	100	0	0	0	1.00	UT 1,000.00	100	2026	2025		100	1,000	

1149 SW FAULKNER DR, FORT WHITE

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

BUILDING NOTES	
UDG=[ORIG=22,-14] E48 S32 W48 N32 \$	
BAS=[ORIG=0,0] N12 W12 N14 W40 S28 E40 N2 E12 \$	
FUS=[ORIG=58,-25] N12 W20 N14 W20 S8 W12 S10 E12 S8 E40 \$	
FSP=[ORIG=-12,-26] N8 W40 S8 E40 \$	
USP=[ORIG=-52,2] S8 E40 N8 W40 \$	
UOP=[ORIG=0,-12] N22 W12 S22 E12 \$	
UOP=[ORIG=-12,2] S8 E12 N10 W12 S2 \$	

BUILDING DIMENSIONS	
UDG=[ORIG=22,-14] E48 S32 W48 N32 \$	
BAS=[ORIG=0,0] N12 W12 N14 W40 S28 E40 N2 E12 \$	
FUS=[ORIG=58,-25] N12 W20 N14 W20 S8 W12 S10 E12 S8 E40 \$	
FSP=[ORIG=-12,-26] N8 W40 S8 E40 \$	
USP=[ORIG=-52,2] S8 E40 N8 W40 \$	
UOP=[ORIG=0,-12] N22 W12 S22 E12 \$	
UOP=[ORIG=-12,2] S8 E12 N10 W12 S2 \$	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							