

COMM SW COR OF SE1/4, RUN E 248.
 N 45.30 FT TO N R/W FAULKNER RD
 CONT N 560.44 FT, W 786.79 FT, S

LYNCH JAMES D/LYNCH JENNIFER P
 613 SW FAULKNER DR
 FORT WHITE, FL 32038

2026

31-5S-16-03744-315


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 14,500 TOTAL LAND VALUE - MARKET 100,100 TOTAL MARKET VALUE 27,120 SOH/AGL Deduction 2,208 ASSESSED VALUE 24,912 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 24,912 TOTAL JUST VALUE 114,600 NCON VALUE 7,500 INCOME VALUE PREVIOUS YEAR MKT VALUE 276,541																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 000050065 Electrical Servic 0 06/06/2024 35465 M H 375 06/21/2017 28526 M H 499 04/30/2010																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1343/1008</td> <td>8/21/2017</td> <td>WD</td> <td>U</td> <td>I</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: JAMES & JENNIFER LYNCH GRANTEE: JAMES D & JENNIFER 1287/0704 2/19/2012 QC U I 11 0 GRANTOR: MILTON BRIONES GRANTEE: JENNIFER H POWERS										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1343/1008	8/21/2017	WD	U	I	11	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1343/1008	8/21/2017	WD	U	I	11	100																																					
TOTALS EXTRA FEATURES 613 SW FAULKNER DR, FORT WHITE										BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					05/06/2026 MLU																							
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																											
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100		3	100	7,000																												
5	0294	SHED WOOD/	0	100	10	30	300.00	UT	15.00	15.00	100	2026	2025	100	4,500																												
6	0296	SHED METAL	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025	100	3,000																												
LAND DESCRIPTION TOTAL OB/XF 14,500																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	0000	C	VAC RES	100		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,100																										
2	6200	A	PASTURE 3	100					9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520																										
3	9910	M	MKT.VAL.AG	100					9.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	90,000																										
REVIEW DATE 03/24/2026 BY JB Total Acres: 10.01 Total Land Value: 12,620 Market: 90,000 Agricultural: 2,520 Common: 10,100 PRINTED 06/23/2026 BY SYS																																											