

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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 15,900 TOTAL LAND VALUE - MARKET 100,100 TOTAL MARKET VALUE 28,520 SOH/AGL Deduction 3,608 ASSESSED VALUE 24,912 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 24,912 TOTAL JUST VALUE 116,000 NCON VALUE 7,500 INCOME VALUE PREVIOUS YEAR MKT VALUE 276,541											
DOR CODE		6200 PASTURE CLS33																		PERMIT NUM		DESCRIPTION		AMT		ISSUED					
MAP NUM																				000050065		Electrical Servic		0		06/06/2024					
NEIGHBORHOOD/LOC		31516.00 1.00/																		35465		M H		375		06/21/2017					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE												28526		M H		499		04/30/2010			
																				SALES DATA											
OFF RECORD Number					DATE					TYPE INST		Q / V / I /		RSN CD		SALE PRICE															
1343/1008					8/21/2017					WD U		I I		11		100															
GRANTOR: JAMES & JENNIFER LYNCH																															
GRANTEE: JAMES D & JENNIFER																															
1287/0704					2/19/2012					QC U		I I		11		0															
GRANTOR: MILTON BRIONES																															
GRANTEE: JENNIFER H POWERS																															
BUILDING NOTES																															
BUILDING DIMENSIONS																															
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															
1	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400																
2	0285	SALVAGE	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500																
3	0255	MBL HOME S	0 100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	500																
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																
TOTAL OB/XF										15,900																					
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	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 05/08/2026 BY SYS																															