COMM SW COR OF SE1/4, RUN E 248. FT TO N R/W FAULKNER RD FOR POB, FT, W 786.79 FT, S 547.97 FT TO

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

2027

31-5S-16-03744-315

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31516.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

613 SW FAULKNER DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	14,500
TOTAL LAND VALUE - MARKET	83,880
TOTAL MARKET VALUE	28,294
SOH/AGL Deduction	123
ASSESSED VALUE	28,171
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,171
TOTAL JUST VALUE	98,380
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,380

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

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1343/1008	8/21/2017	WD	U	I	11	100
GRANTOR: JAMES & JENNIFER LYNC						
GRANTEE: JAMES D & JENNIFER						
1287/0704	2/19/2012	QC	U	I	11	0
GRANTOR: MILTON BRIONES						
GRANTEE: JENNIFER H POWERS						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0294	SHED WOOD/	0	0	10	30	300.00	UT	15.00	15.00	100	2026	2025		100	4,500	
3	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

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	0000	C	VAC RES	0		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,120							
2	6200	A	PASTURE 3	0					5.98	AC		1.00	1.00	1.00	280.00	280.00	1,674							
3	9910	M	MKT.VAL.AG	0					5.98	AC		1.00	1.00	1.00	12,000.00	12,000.00	71,760							

REVIEW DATE BY Total Acres: 6.99 Total Land Value: 13,794 Market: 71,760 Agricultural: 1,674 Common: 12,120 PRINTED 11/17/2026 BY SYS