AKA N1/2 OF LOT 12 PINE ACRES S/
PRCL A OF LOT 12: COMM SW COR OF
RUN E 248.36 FT, N 605.74 FT, W

CHESHIRE GROVER C/CAMPBELL RHONDA
1153 SW FAULKNER DR
FORT WHITE, FL 32038

2027

31-5S-16-03744-324

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

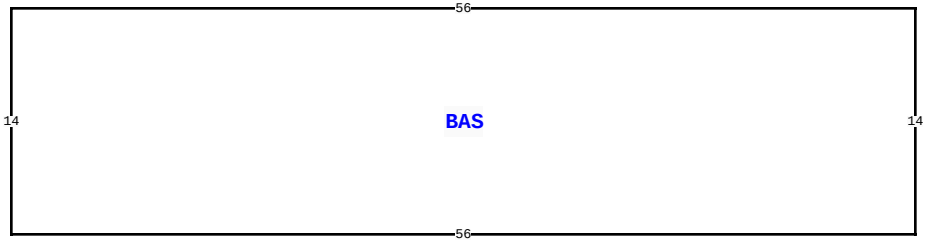
NEIGHBORHOOD/LOC 31516.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	17,480
TOTALS	784			784	17,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	92.9000	55.74	43,700	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2003 Heated Area: 784 HX Base Yr 2003



1153 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	0294	SHED WOOD/	0	100	20	28	560.00	UT	5.00	5.00	70	2002	2002	3	70	1,960	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2008	2008	3	100	900	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		17,480
TOTAL MARKET OB/XF VALUE		10,460
TOTAL LAND VALUE - MARKET		66,430
TOTAL MARKET VALUE		94,370
SOH/AGL Deduction		44,817
ASSESSED VALUE		49,553
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,553
TOTAL JUST VALUE		94,370
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1245/0695	11/26/2012	WD	U	I	34	100
GRANTOR: SHIRLEY BENNETT						
GRANTEE: GROVER CHESHIRE & R						
0975/2173	1/29/2002	CD	Q	I	01	32,000
GRANTOR: SHIRLEY BENNETT						
GRANTEE: GROVER CHESHIRE & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

LAND DESCRIPTION

TOTAL OB/XF 10,460

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.11	AC		1.00	1.00	1.00	13,000.00	13,000.00	66,430							

REVIEW DATE 03/25/2026 BY AJ Total Acres: 5.11 Total Land Value: 66,430 Market: 0 Agricultural: 0 Common: 66,430 PRINTED 11/17/2026 BY SYS