

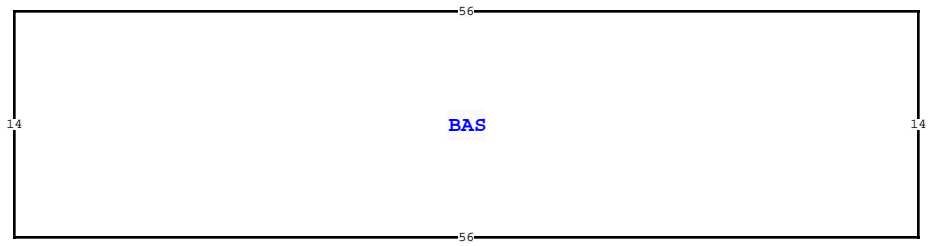
AKA N1/2 OF LOT 12 PINE ACRES S/
PRCL A OF LOT 12: COMM SW COR OF
RUN E 248.36 FT, N 605.74 FT, W

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

2026

31-5S-16-03744-324


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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
BAS	784	100	
TOTALS	784		17,480

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MOBILE HME	100% - 2003		55.74	43,700	1987	1987	0	0	60.00	40.00													
			Heated Area: 784			HX Base Yr 2003																		
<div style="border: 1px solid black; padding: 10px; text-align: center;">  </div>																								
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/06/2026	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
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			46,260
ASSESSED VALUE			48,110
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			23,110
TOTAL JUST VALUE			94,370
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			79,040

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						

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	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	
TOTALS													784		784	17,480	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W56 S14 E56 N14\$.			

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	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								