AKA LOT 9B PINE ACRES UNR DESC A
COMM AT SW COR OF NW1/4, RUN N 1
TO E R/W LINE ICHETUCKNEE RD & T

BENTON PAUL L/BENTON PHYLLIS E
1421 SW FAULKNER DR
FORT WHITE, FL 32038

2027

31-5S-16-03744-329

BUILDING CHARACTERISTICS

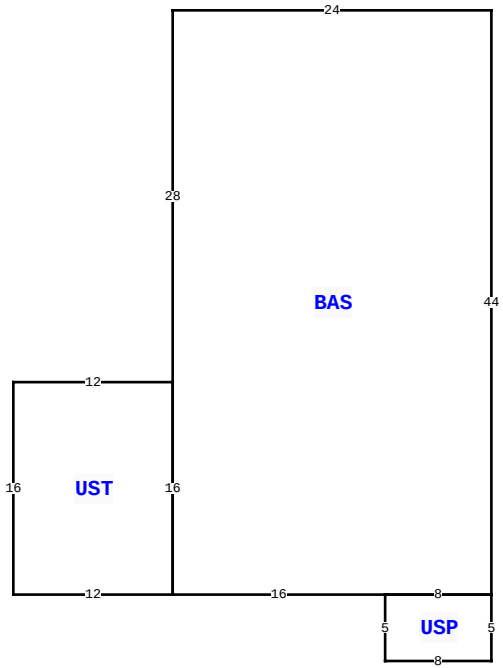
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,056	100		1,056	20,508
USP	40	35		14	272
UST	192	45		86	1,670
TOTALS	1,288			1,156	22,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,156	80.9190	48.55	56,124	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2006 Heated Area: 1056 HX Base Yr 2006



1421 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	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		22,450
TOTAL MARKET OB/XF VALUE		7,100
TOTAL LAND VALUE - MARKET		75,790
TOTAL MARKET VALUE		105,340
SOH/AGL Deduction		52,504
ASSESSED VALUE		52,836
TOTAL EXEMPTION VALUE	HX HB SX	52,836
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		105,340
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/0839	3/11/2019	WD	U	I	11	100
GRANTOR: DEAS-BULLARD PROPERTI						
GRANTEE: PAUL L & PHYLLIS E						
1380/0289	3/11/2019	WD	U	I	11	100
GRANTOR: DEAS-BULLARD PROPERTI						
GRANTEE: PAUL L & PHYLLIS E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S28 UST= W12 S16 E12 N16$ S16 E16 USP= S5 E8 N5 W8$ E8 N44$.

LAND DESCRIPTION

TOTAL OB/XF 7,100

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			0.00	0.00	5.83	AC		1.00	1.00	1.00	13,000.00	13,000.00	75,790							

REVIEW DATE 03/25/2026 BY AJ Total Acres: 5.83 Total Land Value: 75,790 Market: 0 Agricultural: 0 Common: 75,790 PRINTED 11/17/2026 BY SYS