COMM SW COR OF SE1/4, RUN E 248.
N 45.09 FT, N 560.44 FT, W 381.5
POB, S 5 DEG E 194.03 FT, W 59.5

POWERS ECHO J
613 SW FAULKNER DR
FORT WHITE, FL 32038

2027

31-5S-16-03744-335

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					

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

MARKET ADJUSTMENTS

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

689 SW FAULKNER DR, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	42,280
TOTAL MARKET VALUE	846
SOH/AGL Deduction	0
ASSESSED VALUE	846
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	846
TOTAL JUST VALUE	42,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056527	Mobile Home		09/08/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/1951	8/27/2026	WD	U	V	11	100
GRANTOR: LYNCH JENNIFER P						
GRANTEE: POWERS ECHO JANELLE						
1574/48	8/02/2026	QC	U	V	11	100
GRANTOR: LYNCH JAMES D						
GRANTEE: POWERS ECHO J						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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	6200	A	PASTURE 3	0					3.02	AC		1.00	1.00	1.00	280.00	280.00	846							
2	9910	M	MKT.VAL.AG	0					3.02	AC		1.00	1.00	1.00	14,000.00	14,000.00	42,280							

REVIEW DATE BY Total Acres: 3.02 Total Land Value: 846 Market: 42,280 Agricultural: 846 Common: 0 PRINTED 11/17/2026 BY SYS