(AKA LOT 6 PINE FOREST UNREC). C
COR OF SE1/4, RUN E 248.36 FT, N
FT FOR POB, CONT N 479.47 FT, E

PAYNE BRIAN R/PAYNE LORI D
PO BOX 75
FT WHITE, FL 32038

2027

31-5S-16-03744-406

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31516.040 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

539 SW FAULKNER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	52,000
TOTAL LAND VALUE - MARKET	100,300
TOTAL MARKET VALUE	152,300
SOH/AGL Deduction	0
ASSESSED VALUE	152,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	152,300
TOTAL JUST VALUE	152,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053404	Storage Building	60,000	06/18/2025
000053207	Right-of-Way Acce		05/21/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/2280	5/06/2025	WD	Q	V	01	140,000
GRANTOR: ALBRITTON LARRY WILLI						
GRANTEE: PAYNE BRIAN R						
1534/794	1/27/2025	WD	U	V	11	100
GRANTOR: ROBERTS BARBARA JEAN						
GRANTEE: ALBRITTON LARRY WIL						

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	2026	2025		100	7,000	
2	0040	BARN,POLE	0	0	40	60	2,400.00	UT	18.75	18.75	100	2026	2025		100	45,000	

LAND DESCRIPTION

TOTAL OB/XF 52,000

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	10.03	AC		1.00	1.00	1.00	10,000.00	10,000.00	100,300							

REVIEW DATE 03/26/2026 BY JB Total Acres: 10.03 Total Land Value: 100,300 Market: 0 Agricultural: 0 Common: 100,300 PRINTED 11/17/2026 BY SYS