

(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

2026

31-5S-16-03744-406



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																									
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																							
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 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 52,000 INCOME VALUE PREVIOUS YEAR MKT VALUE 80,240																									
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																<b>SALES DATA</b> OFF RECORD Number DATE TYPE INST Q / V / 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																								
TOTALS		539 SW FAULKNER DR, LAKE CITY																		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/06/2026 MLU													
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	9945	Well/Sept	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	UT	18.75	18.75	100	2026	2025		100	45,000																														
TOTAL OB/XF																	52,000																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																												
<b>REVIEW DATE</b> 03/26/2026 <b>BY</b> JB Total Acres: 10.03 Total Land Value: 100,300 Market: 0 Agricultural: 0 Common: 100,300 <b>PRINTED 05/08/2026 BY SYS</b>																																													