

(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													
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 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																				PERMIT NUM 000053404 Storage Building 60,000 06/18/2025 000053207 Right-of-Way Acce 05/21/2025													
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																				539 SW FAULKNER DR, LAKE CITY										BLD DATE XF DATE INC DATE		LGL DATE LAND DATE AG DATE		05/06/2026 MLU	
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	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	2,400.00	UT	18.75	18.75	100	2026	2025	100	45,000																				
LAND DESCRIPTION																				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																		
REVIEW DATE 03/26/2026 BY JB Total Acres: 10.03 Total Land Value: 100,300 Market: 0 Agricultural: 0 Common: 100,300 PRINTED 06/19/2026 BY SYS																																			

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