(AKA LOT 6 PINE ACRES UNREC). BE
OF NW1/4, RUN N 94.49 FT, E 774.
S 34 DEG E 135.56 FT TO BEGINNIN

BURLESON SCOTT MICHAEL/TUCKER MELINDA GAYLE
1312 SW FAULKNER DR
FORT WHITE, FL 32038

2023

31-5S-16-03744-306

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

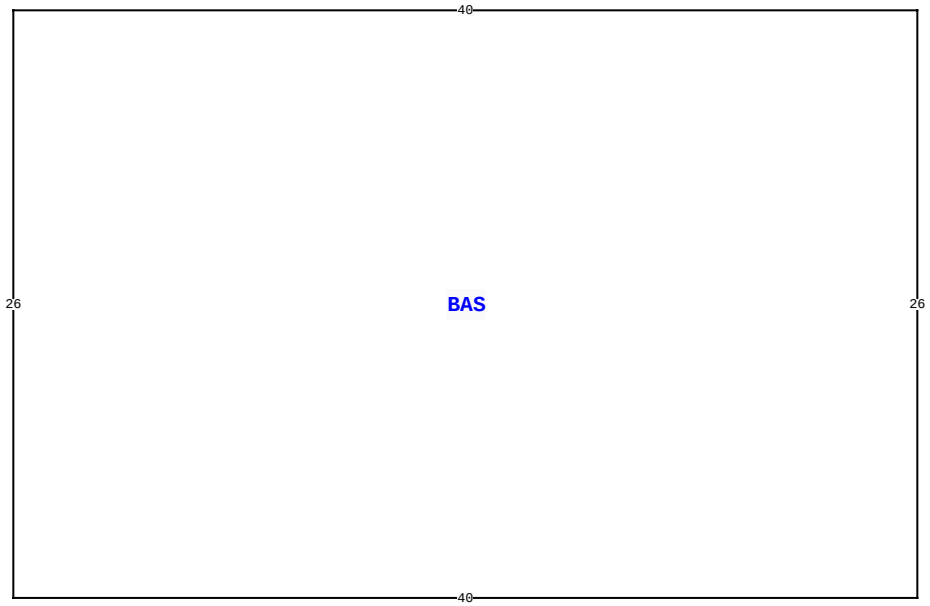
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31516.030 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	46,135
TOTALS	1,040		1,040	46,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,040	105.9000	62.48	64,979	2008	2008	0	0	0	29.00	71.00

1 MANUF 1 – 0% - 2021 HX Base Yr



1312 SW FAULKNER DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/01/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	46,135
TOTAL MARKET OB/XF VALUE	8,400
TOTAL LAND VALUE - MARKET	60,300
TOTAL MARKET VALUE	114,835
SOH/AGL Deduction	3,602
ASSESSED VALUE	111,233
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,233
TOTAL JUST VALUE	114,835
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26601	M H	275	01/11/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1405/2198	2/17/2020	WD	U	V	34	29,000
GRANTOR: DEAS-BULLARD PROPERTI						
GRANTEE: SCOTT M BURLESON &						
1053/0907	7/01/2005	QC	U	V	06	100
GRANTOR: DONALD J LEAZENBY						
GRANTEE: BRENDA K LEAZENBY						

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,000	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	3,250.00	3,250.00	100			3	100	3,250	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	9947	Septic	0	0	0	0	1.00	UT	1,250.00	1,250.00	100			3	100	1,250	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	400	
7	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	400	
8	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	400	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S26 E40 N26$.

LAND DESCRIPTION

TOTAL OB/XF 8,400

LN	USE CODE	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	MBL HM	0		A-1	0.00	0.00	10.05	AC		1.00	1.00	1.00	6,000.00	6,000.00	60,300							

REVIEW DATE 02/04/2020 BY BC Total Acres: 10.05 Total Land Value: 60,300 Market: 0 Agricultural: 0 Common: 60,300 PRINTED 02/15/2023