

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 9/11/2025

Parcel: 31-5S-16-03744-301 (18610)

Owner & Property Info

Owner	MUSTONEN CHRISTOPHER PAUL MUSTONEN JENNIFER LEIGH PO BOX 8 BRANDFORD, FL 32008		
Site	848 SW FAULKNER DR, FORT WHITE		
Description*	(AKA LOT 1 PINE ACRES UNREC). BEG SW COR, RUN N 519.49 FT, E 1207.80 FT TO W R/W FAULKNER RD, S'LY ALONG R/W 535.96 FT, W 1324.04 FT TO POB. 831-2297, WD 1004-2112, WD 1141-1878, DC 1494-797, CT 1508-1918, WD 1519-1119, WD 1535-2616,		
Area	15 AC	S/T/R	31-5S-16
Use Code**	MOBILE HOME (0200)	Tax District	3
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction. **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.			

Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$9,000	Mkt Land	\$135,000
Ag Land	\$3,850	Ag Land	\$0
Building	\$28,679	Building	\$14,644
XFOB	\$13,200	XFOB	\$12,600
Just	\$176,879	Just	\$162,244
Class	\$54,729	Class	\$0
Appraised	\$54,729	Appraised	\$162,244
SOH/10% Cap	\$10,664	SOH/10% Cap	\$0
Assessed	\$54,729	Assessed	\$162,244
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$44,065 city:\$0 other:\$0 school:\$54,729	Total Taxable	county:\$162,244 city:\$0 other:\$0 school:\$162,244

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/22/2025	\$200,000	1535 / 2616	WD	I	Q	01
7/17/2024	\$135,000	1519 / 1119	WD	I	U	12
2/7/2024	\$100	1508 / 1918	CT	I	U	18
1/22/2008	\$100	1141 / 1878	WD	I	Q	01
1/19/2004	\$0	1004 / 2112	WD	I	Q	04
5/16/1996	\$33,000	831 / 2297	CD	V	U	13

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HME (0800)	1994	1755	1755	\$14,644

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0190	FPLC PF	0	\$600.00	1.00	0 x 0
0296	SHED METAL	2008	\$800.00	1.00	0 x 0
0040	BARN,POLE	2008	\$2,500.00	1.00	0 x 0
0261	PRCH, UOP	2014	\$900.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0296	SHED METAL	2020	\$500.00	1.00	0 x 0
0296	SHED METAL	2020	\$300.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$9,000 /AC	\$9,000
9900	AC NON-AG (MKT)	14.000 AC	1.0000/1.0000 1.0000/ /	\$9,000 /AC	\$126,000

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