AKA S1/2 OF LOT 12 PINE ACRES S/
OR PRCL B OF LOT 12: COMM SW COR
RUN E ALONG S LINE 248.36 FT, N

IUEN MARC F/IUEN TAMIYRA
P O BOX 1587
LAKE CITY, FL 32056

2024

31-5S-16-03744-312

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

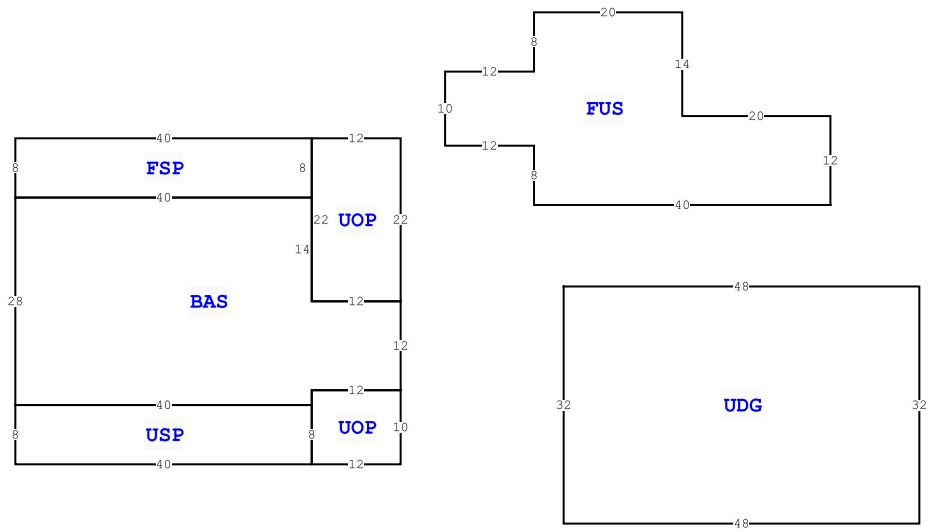
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 31516.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,264	100	1,264	131,382
FSP	320	40	128	13,305
FUS	880	100	880	91,468
UDG	1,536	55	845	87,830
UOP	120	20	24	2,495
UOP	264	20	53	5,509
USP	320	35	112	11,642
TOTALS	4,704		3,306	343,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,306	128.8936	123.74	409,084	2007	2007	0	0	0	16.00	84.00

1 SINGLE FAM - 0% - 0 Heated Area: 2144 HX Base Yr



1149 SW FAULKNER DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	343,631
TOTAL MARKET OB/XF VALUE	2,400
TOTAL LAND VALUE - MARKET	42,585
TOTAL MARKET VALUE	388,616
SOH/AGL Deduction	0
ASSESSED VALUE	388,616
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	388,616
TOTAL JUST VALUE	388,616
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045248	Roof Replacement	20,163	08/22/2022
41069	STORAGE		12/28/2020
24311	M H	632	03/28/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1090/1120	7/15/2006	WD	U	V	04	100
GRANTOR: SHIRLEY BENNETT						
GRANTEE: MARC F & TAMIYRA K						
1061/2608	1/16/2005	CD	U	V	01	26,800
GRANTOR: SHIRLEY BENNETT						
GRANTEE: MARC F & TAMIYRA K						

BUILDING NOTES

BUILDING DIMENSIONS

UDG=[ORIG=22,-14] E48 S32 W48 N32 $
BAS=[ORIG=0,0] N12 W12 N14 W40 S28 E40 N2 E12 $
FUS=[ORIG=58,-25] N12 W20 N14 W20 S8 W12 S10 E12 S8 E40 $
FSP=[ORIG=-12,-26] N8 W40 S8 E40 $
USP=[ORIG=-52,2] S8 E40 N8 W40 $
UOP=[ORIG=0,-12] N22 W12 S22 E12 $
UOP=[ORIG=-12,2] S8 E12 N10 W12 S2 $
.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	900	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2021	2020		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,400

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	8,500.00	8,500.00	42,585							

REVIEW DATE 11/18/2022 BY JS Total Acres: 5.01 Total Land Value: 42,585 Market: 0 Agricultural: 0 Common: 42,585 PRINTED 10/25/2023 BY SYS