COMM AT SW COR OF SW1/4 OF SE1/4
FT FOR POB, E 1327.30 FT, CONT E
TO W R/W OF NW FALLING CREEK ROA

BOND JERRY/BOND TERESA
5800 NW FALLING CREEK RD
WHITE SPRINGS, FL 32096-7630

2025

12-2S-16-01594-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

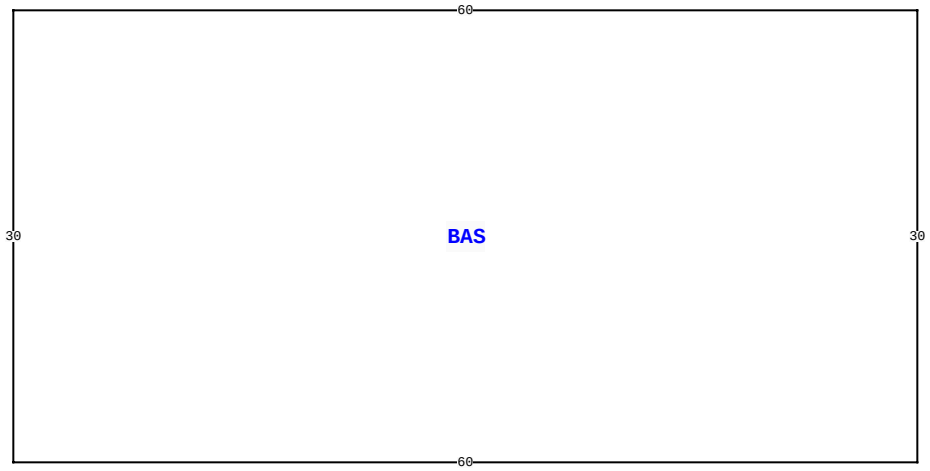
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	12216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	169,961
TOTALS	1,800		1,800	169,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,800	116.7000	101.53	182,754	2019	2019	0	0	0	7.00	93.00

1 MANUF 1 – 100% - 2021 Heated Area: 1800 HX Base Yr 2021



5800 NW FALLING CREEK RD, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		169,961
TOTAL MARKET OB/XF VALUE		24,300
TOTAL LAND VALUE - MARKET		53,053
TOTAL MARKET VALUE		247,314
SOH/AGL Deduction		82,129
ASSESSED VALUE		165,185
TOTAL EXEMPTION VALUE	HX HB 13	165,185
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		247,314
NCON VALUE		6,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050475	Electrical Servic	0	07/31/2024
38026	M H	375	04/24/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1485/3	2/17/2023	LE	U	I	14	100
GRANTOR: BOND GERALD (JERRY)						
GRANTEE: BOND GERALD BOND (E						
1377/2187	1/31/2019	WD	Q	V	03	65,100
GRANTOR: RANDALL L & MELISSA H						
GRANTEE: JERRY BOND & TERESA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E60 N30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,400	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	2,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	1,500	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	1,000	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	600	
9	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 24,300

LN	USE CODE	CLS	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	C	MBL HM	100		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	5,300.00	5,300.00	53,053							

REVIEW DATE 10/03/2024 BY TW Total Acres: 10.01 Total Land Value: 53,053 Market: 0 Agricultural: 0 Common: 53,053 PRINTED 12/31/2024 BY SYS