

LOTS 24 & 25 FALLING CREEK ESTAT
384-236, 592-585, WD 1017-2046,

THRIFT BERNARD OR PAMELA/THRIFT PAMELA
5557 NW FALLING CREEK RD
WHITE SPRINGS, FL 32096

2026

01-3S-16-01911-024



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	01	01
DOR CODE	0202MOBILE HOME/M HOME	
MAP NUM		MKT AREA
		03
NEIGHBORHOOD/LOC	1316.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	25,589
USP	208	35		73	1,497
TOTALS	1,456			1,321	27,086

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	0	16	16	256.00	UT	12.00
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		RSF/MH	0.00	0.00	2.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,321	85.4250	51.26	67,714	1977	1977	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0

Heated Area: 1248

HX Base Yr

26

48

26

29

19

16

13

16

BAS

USP

521 NW NYE HUNTER DR, LAKE CITY									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/21/2025 MLU									

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	44,208
TOTAL MARKET OB/XF VALUE	12,429
TOTAL LAND VALUE - MARKET	17,100
TOTAL MARKET VALUE	73,737
SOH/AGL Deduction	5,431
ASSESSED VALUE	68,306
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,306
TOTAL JUST VALUE	73,737
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,737

LAND:1:1: 1.50 AC.

XFOB:1:1: PACEMAKER M H

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1079/2326	3/25/2006	QC	Q	I	01	20,000

GRANTOR: HENRY KURCMAN

GRANTEE: BERNARD OR PAMELA T

1017/2046	5/20/2004	WD	Q	I	01	20,000
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GRANTOR: WALTER PERKINS DAVIS

GRANTEE: HENRY KURCMAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S26 E19 USP= S13 E16 N13 W16\$ E29 N26\$.

REVIEW DATE	05/04/2023	BY	JB	Total Acres: 1.90	Total Land Value: 17,100	Market: 0	Agricultural: 0	Common: 17,100	PRINTED 10/06/2025 BY SYS
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