

LOT 13 PARADISE ESTATES S/D.
AG 1390-1593, WD 1416-2044, QC 1

STRICKLAND BRENT
5233 NW FALLING CREEK RD
WHITE SPRINGS, FL 32096

2026

07-2S-17-04677-113



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100

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Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		03

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	23,020

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00

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	100		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0801	02	1,344	77.8500	42.82	57,550	1977	1977	0	0	0 60.00	40.00
1 MH/NOTITLE		100% - 2022		Heated Area: 1344				HX Base Yr 2022			
BAS											

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00

COLUMBIA COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					23,020				
TOTAL MARKET OB/XF VALUE					7,000				
TOTAL LAND VALUE - MARKET					40,000				
TOTAL MARKET VALUE					70,020				
SOH/AGL Deduction					23,322				
ASSESSED VALUE					46,698				
TOTAL EXEMPTION VALUE					25,000				
BASE TAXABLE VALUE					21,698				
TOTAL JUST VALUE					70,020				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					70,020				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38662	M H	410	09/26/2019

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1546/1522	8/06/2025	WD	Q	I	01	20,000			
GRANTOR: COLUMBIA LAND MAINTEN									
GRANTEE: STRICKLAND BRENT									
1546/524	7/02/2025	QC	U	I	11	41,400			
GRANTOR: DONALDSON KRISTAL									
GRANTEE: COLUMBIA LAND MAINT									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W56 S24 E56 N24\$.									