

SE1/4 OF NE1/4, EX 1 AC IN NW CO
OF SE1/4. ORB 481-244 & 670-047.
1.18 AC TO COUNTY FOR ADD RD R/W

BLUE SKY TIMBER-LAND CO
P O BOX 1733
LAKE CITY, FL 32056-3176

2026

12-2S-16-01594-001



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	04	SINGLE SID 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	01	MINIMUM 50			
Roof Cover	12	MODULAR MT 50			
Interior Wall	02	WALL BD/WD 100			
Interior Floo	09	PINE WOOD 100			
Air Condition	02	WINDOW 100			
Heating Type	02	CONVECTION 100			
Bedrooms		3 100			
Bathrooms		1 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units		0 100			
Condition Adj	02	02 100			
Kitchen Adjus	01	01 100			
Quality			03	03	
DOR CODE			5000 IMPROVED AG		
MAP NUM		MKT AREA	03		
NEIGHBORHOOD/LOC		12216.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,189	100		1,189	47,677
UEP	80	60		48	1,925
UOP	216	20		43	1,724
TOTALS				1,280	51,326

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,280	55.0800	61.69	78,963	1947	1947	0	0	35.00	65.00
1 SINGLE FAM 0% - 0 Heated Area: 1189 HX Base Yr											
TOTALS 1,485 1,280 51,326											

COLUMBIA COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 3					Tax Dist:						
BUILDING MARKET VALUE					51,326						
TOTAL MARKET OB/XF VALUE					200						
TOTAL LAND VALUE - MARKET					246,960						
TOTAL MARKET VALUE					78,829						
SOH/AGL Deduction					1,992						
ASSESSED VALUE					76,837						
TOTAL EXEMPTION VALUE					0						
BASE TAXABLE VALUE					76,837						
TOTAL JUST VALUE					298,486						
NCON VALUE					0						
INCOME VALUE											
PREVIOUS YEAR MKT VALUE					298,486						

EXTRA FEATURES							5897 NW FALLING CREEK RD, WHITE SPRINGS					INC DATE		AG DATE			
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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	