

BEG SW COR OF SW1/4 OF SE1/4, N
E 1327.30 FT TO E LINE OF SW1/4
CONT E 124.04 FT TO W R/W OF NW

SEDGWICK KEVIN/SEDGWICK GLORIA
5750 NW FALLING CREEK RD
WHITE SPRINGS, FL 32096

2026

12-2S-16-01594-002



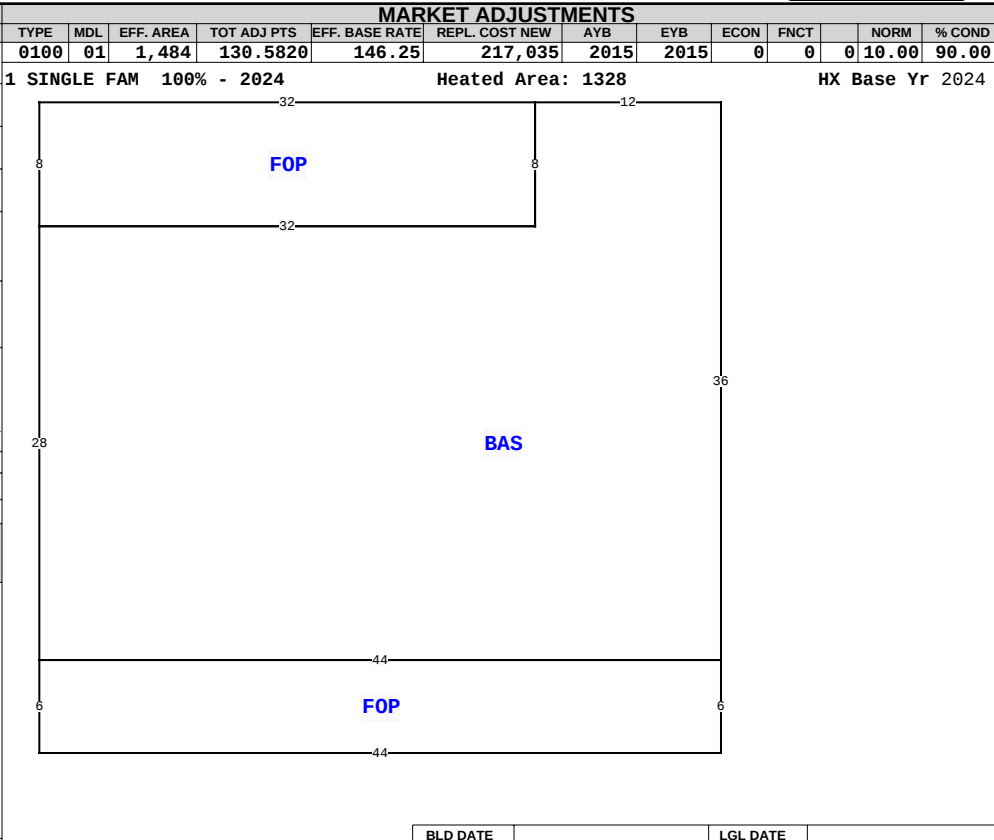
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100

Quality	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		03
NEIGHBORHOOD/LOC	12216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,328	100		1,328	174,798
FOP	256	30		77	10,135
FOP	264	30		79	10,399
TOTALS	1,848			1,484	195,332

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2015
2	0060	CARPORT F	0 100	0	0	1.00	UT	0.00	0.00	100	2017
3	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2021
4	0030	BARN, MT	0 100	26	30	780.00	UT	15.00	15.00	100	2025

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	14.37	AC	



5750 NW FALLING CREEK RD, WHITE SPRINGS											
TOTAL OB/XF 17,700											

COLUMBIA COUNTY PROPERTY											
VALUATION SUMMARY											3
VALUATION BY											STANDARD
Tax Group: 3											Tax Dist:
BUILDING MARKET VALUE											195,332
TOTAL MARKET OB/XF VALUE											17,700
TOTAL LAND VALUE - MARKET											79,035
TOTAL MARKET VALUE											292,067
SOH/AGL Deduction											1,515
ASSESSED VALUE											290,552
TOTAL EXEMPTION VALUE											100,722
BASE TAXABLE VALUE											189,830
TOTAL JUST VALUE											292,067
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											294,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048448	Storage Building	13,120	10/19/2023
40401	GENERATOR	0	08/20/2020
32433	SFR	558	10/27/2014

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1544/359	7/07/2025	LE	U	I	14	100			
GRANTOR: SEDGWICK KEVIN									
GRANTEE: SEDGWICK KEVIN (ENH									
1497/2088	8/22/2023	WD	Q	I	01	330,000			
GRANTOR: MADISON RANDALL L									
GRANTEE: SEDGWICK KEVIN									
BUILDING NOTES									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W12 FOP= W32 S8 E32 N8\$ S8 W32 S28 FOP= S6 E44 N6 W44\$ E44 N36\$.											