BEG NW COR OF SW1/4 OF SE1/4, S
E 1327.35 FT, CONT E 104.03 FT T
FALLING CREEK, N 305.55 FT, W 95

IRVING CHARLES PETER III/IRVING NICHOLE MARIE
5898 NW FALLING CREEK RD
WHITE SPRINGS, FL 32096

2026

12-2S-16-01594-003

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	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 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

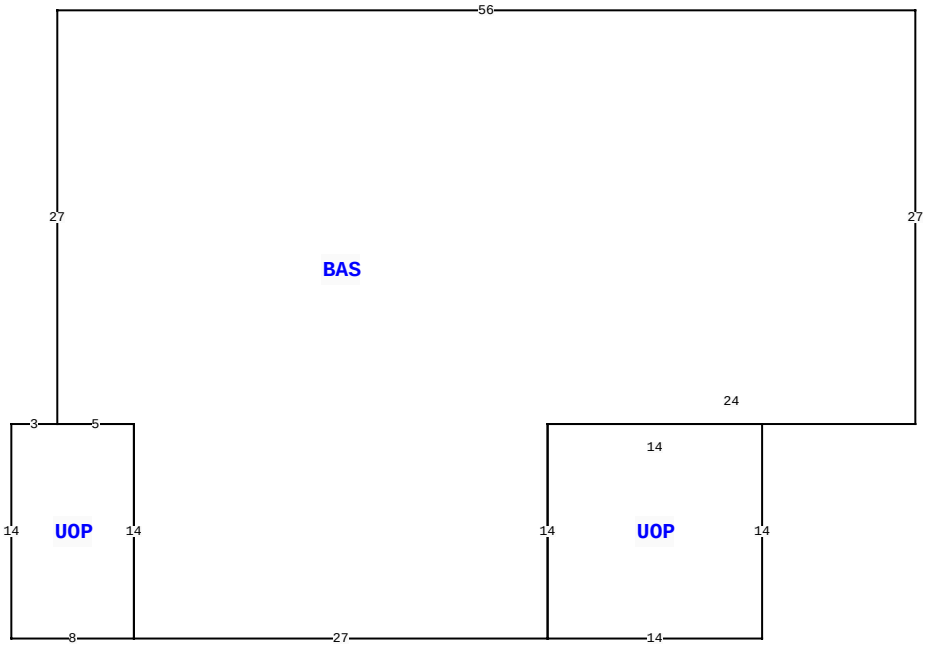
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 12216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100		1,890	113,254
UOP	112	25		28	1,678
UOP	196	25		49	2,936
TOTALS	2,198			1,967	117,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,967	115.9000	108.95	214,305	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 0% - 2024 Heated Area: 1890 HX Base Yr



5898 NW FALLING CREEK RD, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	117,868
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	65,065
TOTAL MARKET VALUE	191,133
SOH/AGL Deduction	0
ASSESSED VALUE	191,133
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	191,133
TOTAL JUST VALUE	191,133
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052362	Storage Building	12,000	02/18/2025
27290	M H	483	08/26/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1504/1480	11/22/2023	WD	Q	I	01	190,000
GRANTOR: MCARDLE MARY						
GRANTEE: IRVING CHARLES PETE						
1487/1217	3/31/2023	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: MCARDLE MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 UOP= W3 S14 E8 N14 W5$ E5 S14 E27 UOP= E14 N14 W14 S14$ N14 E24 N27$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	6,500.00	6,500.00	65,065							

REVIEW DATE 04/30/2025 BY JB Total Acres: 10.01 Total Land Value: 65,065 Market: 0 Agricultural: 0 Common: 65,065 PRINTED 10/03/2025 BY SYS