COMM AT SE COR, N 396.62 FT TO P
W 1159.71 FT TO ESTRLY R/W LINE
S 318.01 FT TO POINT OF A CURVE,

DRAWDY TRICIA M
5825 NW FALLING CREEK RD
FORT WHITE, FL 32038

2026

12-2S-16-01594-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

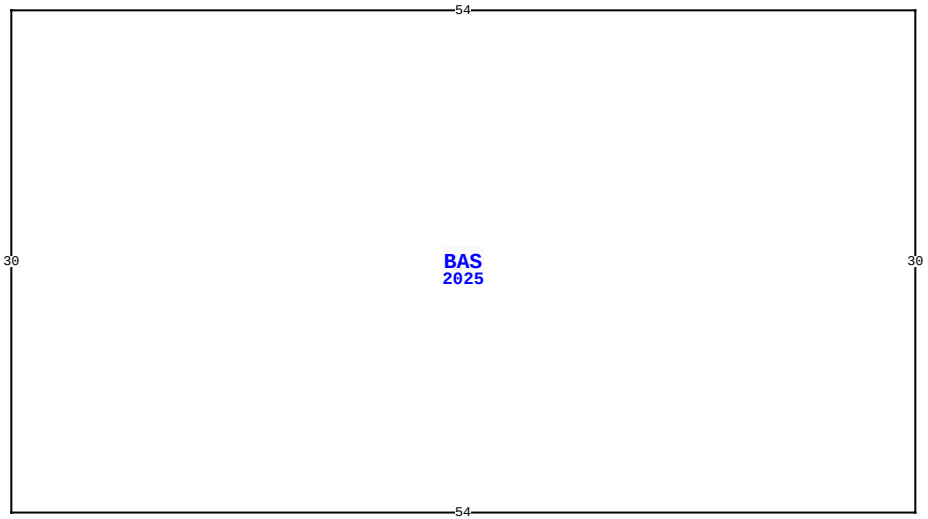
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,620	100	2025	1,620	96,736
TOTALS	1,620			1,620	96,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	115.5000	108.57	175,883	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 1620 HX Base Yr



5825 NW FALLING CREEK RD, WHITE SPRINGS

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	96,736
TOTAL MARKET OB/XF VALUE	13,200
TOTAL LAND VALUE - MARKET	65,065
TOTAL MARKET VALUE	175,001
SOH/AGL Deduction	0
ASSESSED VALUE	175,001
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	175,001
TOTAL JUST VALUE	175,001
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1506/87	1/09/2024	WD	Q	V	01	89,000

GRANTOR: BLUE SKY TIMBER-LAND

GRANTEE: DRAWDY TRICIA M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=18,20] E54 S30 W54 N30 $
.

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	2025	2024		100	1,200	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	
3	0296	SHED METAL	0	0	0	0	1.00	UT	3,900.00	3,900.00	100	2025	2024		100	3,900	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 13,200

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					10.01	AC		1.00	1.00	1.00	6,500.00	6,500.00	65,065							

REVIEW DATE 01/23/2024 BY TP Total Acres: 10.01 Total Land Value: 65,065 Market: 0 Agricultural: 0 Common: 65,065 PRINTED 11/19/2025 BY SYS