

ALL THAT PART OF NE1/4 OF NE 1/4
NORTH OF ROBINSON BRANCH CREEK &
OLD RIVER ROAD ORB 846-2396 & WD

THRIFT BERNARD D/THRIFT PAMELA D
5557 NW FALLING CREEK RD
WHITE SPINGS, FL 32096

2026

13-2S-16-01603-003



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	31	VINYL SID 60	0210	01	3,545	103.9300	95.62	338,973	2007	2007	0	0	45.00	55.00	VALUATION SUMMARY														
Exterior Wall	16	WD FR STUC 40	1 MODULAR 1 100% - 2016												Heated Area: 3240														
Roof Structure	03	GABLE/HIP 100													HX Base Yr 2016														
Roof Cover	03	COMP SHNGL 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		4 100																											
Bathrooms		4.5 100																											
Frame	01	NONE 100																											
Stories	1.	1. 100																											
Architectual	05	CONV 100																											
Units		0 100																											
Quality	05	05																											
DOR CODE	0201MODULAR HOME																												
MAP NUM																03													
NEIGHBORHOOD/LOC	13216.00 1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,620	100		1,620	85,197																								
FGR	400	55		220	11,570																								
FOP	72	30		22	1,157																								
FUS	1,620	100		1,620	85,197																								
UOP	315	20		63	3,313																								
TOTALS	4,027			3,545	186,435																								
EXTRA FEATURES						5557 NW FALLING CREEK RD, WHITE SPRINGS																							
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	0294	SHED WOOD/	0	100	6	8	48.00	UT	7.50	7.50	50	2003	2003	3	50	180													
2	0166	CONC, PAVMT	0	100	28	30	840.00	UT	2.50	2.50	100	2008	2008	3	100	2,100													
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000													
4	0070	CARPORT UF	0	100	18	20	360.00	UT	2.00	2.00	100	2008	2008	3	100	720													
5	0060	CARPORT F	0	100	20	20	400.00	UT	4.50	4.50	100	2008	2008	3	100	1,800													
6	0296	SHED METAL	0	100	12	20	240.00	UT	11.00	11.00	100	2008	2008	3	100	2,640													
7	0294	SHED WOOD/	0	100	10	10	100.00	UT	7.50	7.50	100	2004	2004	3	100	750													
8	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300													
9	0040	BARN, POLE	0	100	40	40	1,600.00	UT	2.50	2.50	85	2013	2013	3	85	3,400													
TOTAL OB/XF 18,890																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	0201	C	MOD HOME	100		A-1	0.00	0.00	18.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	99,000												
REVIEW DATE 05/16/2023 BY jerry Total Acres: 18.00 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 10/03/2025 BY SYS																													

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1171/1707	4/21/2009	WD	U	V	11	100

GRANTOR: BULLARD
GRANTEE: THRIFT
1137/2335 12/06/2007 WD Q I 01 100
GRANTOR: CARL BULLARD
GRANTEE: THRIFT

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 UOP= N9 W35 S9 E35\$ W44 S30 FGR= S20 E20 N20 W20\$ E26 FOP= S6 E12 N6 W12\$ E28 N30\$ PTR= N30 FUS= N30 W54 S30 E54\$ S30\$.