

STRICKLAND BRENT/STRICKLAND CARRIE
5233 NW FALLING CREEK RD
WHITE SPRINGS, FL 32096

13-2S-16-01603-004



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 12 CEDAR 50										0100 01 4,327 104.2388 116.75 505,177 1991 1991 0 30 0 35.00 35.00										Tax Group: 3 Tax Dist:									
Exterior Wall 31 VINYL SID 50										1 SINGLE FAM 100% - 2023 Heated Area: 2940 HX Base Yr 2023										BUILDING MARKET VALUE 248,547									
Roof Structur 03 GABLE/HIP 100																				TOTAL MARKET OB/XF VALUE 17,300									
Roof Cover 12 MODULAR MT 100																				TOTAL LAND VALUE - MARKET 104,445									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET VALUE 291,992									
Interior Floo 06 VINYL ASB 100																				SOH/AGL Deduction 9,572									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 282,420									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bedrooms 2 100																				BASE TAXABLE VALUE 231,698									
Bathrooms 2 100																				TOTAL JUST VALUE 370,292									
Frame N/A 100																				NCON VALUE 0									
Stories 1.5 1.5 100																				INCOME VALUE									
Architectual 05 CONV 100																				PREVIOUS YEAR MKT VALUE 370,292									
Units 0 100																													
Condition Adj 03 03 100																													
Kitchen Adjus 01 01 100																													
Quality 05 05																													
DOR CODE 5000 IMPROVED AG																													
MAP NUM MKT AREA 03																													
NEIGHBORHOOD/LOC 13216.00 1.00/																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
FSP 595 40 238 9,725																													
HXB 720 100 720 29,421																													
HXB 750 100 750 30,647																													
HXP 470 30 141 5,762																													
SFB 720 80 576 23,537																													
SFB 750 80 600 24,518																													
UCP 600 20 120 4,904																													
UGR 840 45 378 15,446																													
UGR 1,786 45 804 32,853																													
TOTALS 7,231 4,327 176,812																													
EXTRA FEATURES										5233 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										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/14/2025 04/20/2023 MLU SPF																			
1 0296 SHED METAL 0 100 12 24 1.00 UT 0.00 0.00 100 0 0 3 100 500																													
2 0190 FPLC PF 0 100 0 0 1.00 UT 1,200.00 1,200.00 100 2013 2013 3 100 1,200																													
3 0070 CARPORT UF 0 100 0 0 1.00 UT 0.00 0.00 100 2013 2013 3 100 300																													
4 0252 LEAN-TO W/ 0 100 0 0 1.00 UT 0.00 0.00 100 2013 2013 3 100 200																													
5 9945 Well/Sept 0 100 0 0 1.00 UT 7,000.00 7,000.00 100 3 100 7,000																													
6 0166 CONC,PAVMT 0 100 20 30 600.00 UT 2.00 2.00 100 2018 2018 3 100 1,200																													
7 9947 Septic 0 100 0 0 1.00 UT 3,000.00 3,000.00 100 3 100 3,000																													
8 0081 DECKING WI 0 100 0 0 1.00 UT 1,800.00 1,800.00 100 2023 2022 100 1,800																													
9 0261 PRCH, UOP 0 100 0 0 1.00 UT 1,500.00 1,500.00 100 2023 2022 100 1,500																													
10 0081 DECKING WI 0 100 0 0 1.00 UT 600.00 600.00 100 2023 2022 100 600																													
LAND DESCRIPTION										TOTAL OB/XF 17,300																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 0100 C SFR 100 A-1 0.00 0.00 1.37 AC 1.00 1.00 1.00 5,500.00 5,500.00 7,535																													
2 0200 C MBL HM 0 2.62 AC 1.00 1.00 1.00 5,500.00 5,500.00 14,410																													
3 6200 A PASTURE 3 100 15.00 AC 1.00 1.00 1.00 280.00 280.00 4,200																													
4 9910 M MKT.VAL.AG 100 15.00 AC 1.00 1.00 1.00 5,500.00 5,500.00 82,500																													
REVIEW DATE 08/19/2025 BY tommy										Total Acres: 18.99 Total Land Value: 26,145										Market: 82,500 Agricultural: 4,200 Common: 21,945 PRINTED 11/20/2025 BY SYS									

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