COMM INTERS OF N R/W CR-246
& W LINE OF E1/2 OF SEC, RUN E
ALONG N R/W LINE 1083.89 FT,

HEITZ EARL CHARLES III
5236 NW FALLING CREEK RD
WHITE SPINGS, FL 32096

2026

13-2S-16-01603-107

BUILDING CHARACTERISTICS

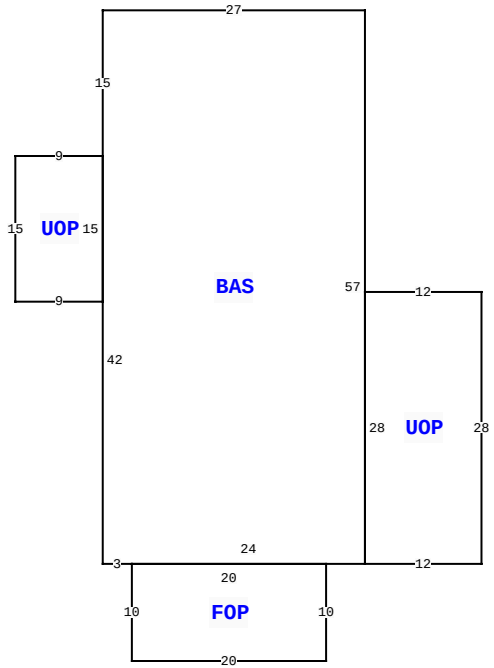
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	13216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,539	100		1,539	42,070
FOP	200	35		70	1,914
UOP	135	25		34	930
UOP	336	25		84	2,296
TOTALS	2,210			1,727	47,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,727	113.9000	68.34	118,023	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2018 Heated Area: 1539 HX Base Yr 2018



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

5236 NW FALLING CREEK RD, WHITE SPRINGS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		47,209
TOTAL MARKET OB/XF VALUE		15,388
TOTAL LAND VALUE - MARKET		65,065
TOTAL MARKET VALUE		127,662
SOH/AGL Deduction		47,221
ASSESSED VALUE		80,441
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		29,719
TOTAL JUST VALUE		127,662
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,662

XFOB:1:1: HOMES OF MERIT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1281/0387	9/02/2014	WD	Q	I	01	70,000
GRANTOR: KIM COSTELLI, KAREN M						
GRANTEE: CHARLES EARL HEITZ						
1275/2277	6/10/2014	QC	U	I	11	100
GRANTOR: CAROLYN J DORCH						
GRANTEE: KIM REED & KAREN MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S15 UOP= W9 S15 E9 N15$ S42 E3 FOP= S10 E20 N10 W20$ E24 UOP= E12 N28 W12 S28$ N57$.

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	0020	BARN,FR	0	100	24	37	888.00	UT	5.20	5.20	100	0	0	3	100	4,618	
2	0294	SHED WOOD/	0	100	12	24	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	70	1993	1993	3	70	1,260	
6	0120	CLFENCE 4	0	100	0	0	300.00	UT	4.50	4.50	60	1993	1993	3	60	810	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 15,388

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	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							
2	0000	C	VAC RES	100		00	0.00	0.00	9.01	AC		1.00	1.00	1.00	6,500.00	6,500.00	58,565							

REVIEW DATE 05/16/2023 BY jerry Total Acres: 10.01 Total Land Value: 65,065 Market: 0 Agricultural: 0 Common: 65,065 PRINTED 10/03/2025 BY SYS