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

MEDLEY ERIC/MEDLEY ANDRENE R
5430 NW FALLING CREEK RD
WHITE SPRINGS, FL 32096

2026

13-2S-16-01603-109

COLUMBIA COUNTY PROPERTY

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

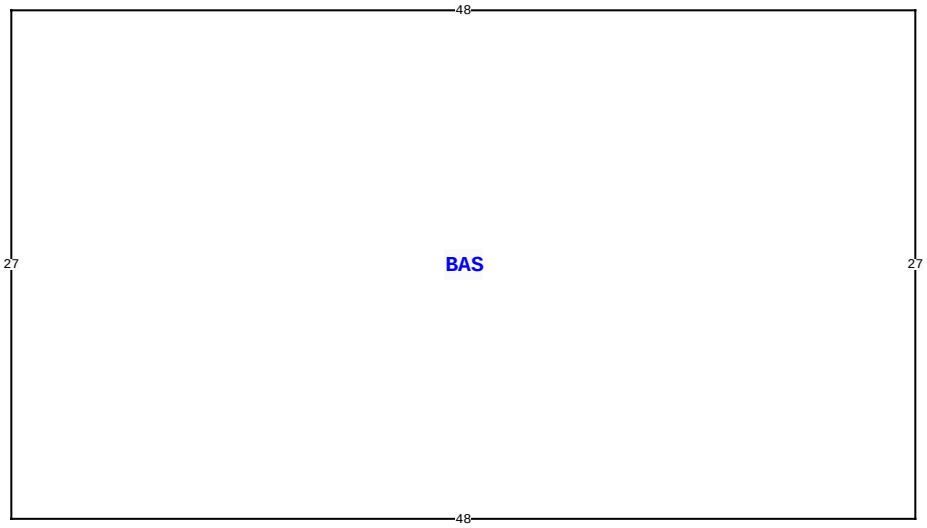
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	13216.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	108,465
TOTALS	1,296			1,296	108,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	112.7000	105.94	137,298	2015	2015	0	0	0	21.00	79.00

2 MANUF 1 100% - 2017 Heated Area: 1296 HX Base Yr 2017



5430 NW FALLING CREEK RD, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		108,465
TOTAL MARKET OB/XF VALUE		15,756
TOTAL LAND VALUE - MARKET		41,948
TOTAL MARKET VALUE		166,169
SOH/AGL Deduction		68,278
ASSESSED VALUE		97,891
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		47,169
TOTAL JUST VALUE		166,169
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32995	M H	375	05/20/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1317/2542	6/20/2016	WD	U	V	30	21,000
GRANTOR: ERIC MEDLEY & ANDRENE						
GRANTEE: ERIC MEDLEY & ANDRE						
1144/0122	2/25/2008	WD	Q	V		60,000
GRANTOR: RANDALL MADISON & MEL						
GRANTEE: ERIC MEDLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 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	0285	SALVAGE	0	100	12	61	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	
2	0021	BARN,FR AE	0	100	24	18	432.00	UT	8.00	8.00	100	0	0	3	100	3,456	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300	
7	0296	SHED METAL	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2023	2022		100	2,200	

LAND DESCRIPTION

TOTAL OB/XF 15,756

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		A-1	0.00	0.00	7.05	AC		1.00	1.00	0.85	7,000.00	5,950.00	41,948							

REVIEW DATE 05/16/2023 BY jerry Total Acres: 7.05 Total Land Value: 41,948 Market: 0 Agricultural: 0 Common: 41,948 PRINTED 10/03/2025 BY SYS