

COMM INTERS N R/W CR-246 & W
LINE E1/2 OF SEC, RUN N 81 DEG
E ALONG R/W 1083.89 FT, N

EDGE DERICK R
5274 NW FALLING CREEK RD
WHITE SPRINGS, FL 32096

2026

13-2S-16-01603-110



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
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	03	03
DOR CODE	0200 MOBILE 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	384	100		384	9,531
BAS	896	100		896	22,239
UCP	512	20		102	2,532
UOP	480	25		120	2,978
USP	896	35		314	7,794
TOTALS	3,168			1,816	45,073

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	
5	0030	BARN, MT	0	0	0	0	1.00	UT	0.00	0.00	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.51	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,816	103.4100	62.05	112,683	1981	1981	0	0	0	60.00	40.00	
2 MOBILE HME 100% - 2006 Heated Area: 1280 HX Base Yr 2006													
5274 NW FALLING CREEK RD, WHITE SPRINGS													

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

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 3			Tax Dist:					
BUILDING MARKET VALUE				45,073				
TOTAL MARKET OB/XF VALUE				12,000				
TOTAL LAND VALUE - MARKET				38,570				
TOTAL MARKET VALUE				95,643				
SOH/AGL Deduction				40,341				
ASSESSED VALUE				55,302				
TOTAL EXEMPTION VALUE			HX HB		27,502			
BASE TAXABLE VALUE				27,800				
TOTAL JUST VALUE				95,643				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				95,643				
SALE:3:1: 18.07 ACRES BOUGHT UNDER AG								
SALE:2:1: 18.07 ACRES BOUGHT UNDER AG								
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
22670		M H		393		01/06/2005		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1028/2232		10/21/2004		WD	Q	V		34,000
GRANTOR:SUBRANDY LIMITED PART								
GRANTEE:DERICK R EDGE								
1017/1819		1/28/2004		QC	Q	V	01	10,000
GRANTOR: JOHN TOWNE								
GRANTEE:SUBRANDY LIMITED PA								

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS= W56 S16 UOP= S6 E80 N6 W80\$ E56 N16\$ BAS= S16 E24 N16 W24\$ USP= N16 W56 UCP= W16 S32 E16 N32\$ S16 E56\$.									