

COMM NW COR OF NE1/4, RUN E
565.36 FT TO C/L ROBINSON
BRANCH, SW ALONG CREEK 693.29

STRICKLAND ROBERT A JR
5432 NW FALLING CREEK RD
WHITE SPRINGS, FL 32096

2026

13-2S-16-01603-142



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 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	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
BAS	1,620	100		1,620	45,451
TOTALS	1,620			1,620	45,451

EXTRA FEATURES														
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
1	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00			3	100

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	12.90	AC		1.00	1.00	1.00
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.90	AC		1.00	1.00	1.00

REVIEW DATE 05/16/2023 BY jerry

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0800	02	1,620	116.9000	70.14	113,627	1986	1986	0	0	0	60.00	40.00		
2 MOBILE HME 100% - 2006 Heated Area: 1620 HX Base Yr 2006														
27 BAS 27														
5432 NW FALLING CREEK RD, WHITE SPRINGS														
BLD DATE XF DATE INC DATE														
LGL DATE LAND DATE AG DATE														
04/14/2025 MLU 07/28/2022 SPF														

COLUMBIA COUNTY PROPERTY														
VALUATION SUMMARY														3
VALUATION BY														STANDARD
Tax Group: 3														Tax Dist:
BUILDING MARKET VALUE														45,451
TOTAL MARKET OB/XF VALUE														7,000
TOTAL LAND VALUE - MARKET														76,450
TOTAL MARKET VALUE														63,691
SOH/AGL Deduction														34,298
ASSESSED VALUE														29,393
TOTAL EXEMPTION VALUE														25,000
BASE TAXABLE VALUE														4,393
TOTAL JUST VALUE														128,901
NCON VALUE														0
INCOME VALUE														
PREVIOUS YEAR MKT VALUE														128,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23260	M H	250	06/13/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0969/2616	11/15/2002	WD	Q	V	03	29,500			

GRANTOR: LENVIL DICKS
GRANTEE: ROBERT STRICKLAND J

BUILDING NOTES									
BAS= W60 S27 E60 N27\$.									

BUILDING DIMENSIONS														
BAS= W60 S27 E60 N27\$.														

TOTAL OB/XF														
7,000														

TOTAL OB/XF														
7,000														

Market: 70,950 Agricultural: 5,740 Common: 5,500

OTHER ADJUSTMENTS AND NOTES														

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