COMM INTERS N R/W CR-246 & W
LINE OF E1/2 OF SEC, RUN E
ALONG R/W 1601.57 FT TO SW COR

KIRKPATRICK JOHN L
4998 NW FALLING CREEK RD
WHITE SPRINGS, FL 32096

**2026**

**13-2S-16-01603-236**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

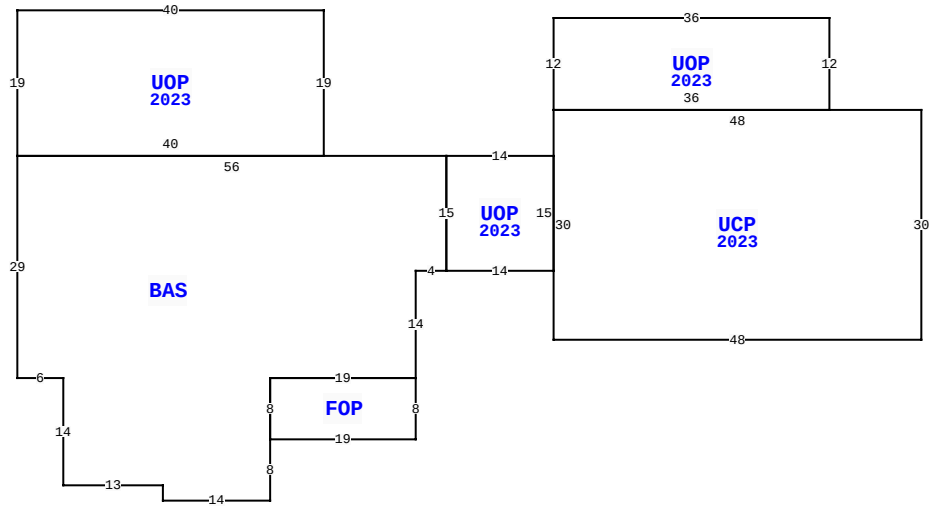
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 0201 | MODULAR 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 | 1,974 | 100 | | 1,974 | 91,476 |
| FOP | 152 | 30 | | 46 | 2,132 |
| UCP | 1,440 | 20 | 2023 | 288 | 13,346 |
| UOP | 210 | 20 | 2023 | 42 | 1,946 |
| UOP | 432 | 20 | 2023 | 86 | 3,985 |
| UOP | 760 | 20 | 2023 | 152 | 7,044 |
| TOTALS | 4,968 | | | 2,588 | 119,929 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0210 | 01 | 2,588 | 109.5000 | 100.74 | 260,715 | 2009 | 2009 | 0 | 15 | 0 | 39.00 | 46.00 |

1 MODULAR 1 100% - 2010 Heated Area: 1974 HX Base Yr 2010




4998 NW FALLING CREEK RD, WHITE SPRINGS

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/17/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 119,929 |
| TOTAL MARKET OB/XF VALUE | | 11,760 |
| TOTAL LAND VALUE - MARKET | | 15,075 |
| TOTAL MARKET VALUE | | 146,764 |
| SOH/AGL Deduction | | 43,675 |
| ASSESSED VALUE | | 103,089 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 52,367 |
| TOTAL JUST VALUE | | 146,764 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 157,193 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000052814 | Solar Power Syste | 63,825 | 04/03/2025 |
| 27771 | SFR | 425 | 04/24/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1174/0638 | 5/19/2009 | QC | U | V | 11 | 100 |
| GRANTOR: JOHN H KIRKPATRICK & | | | | | | |
| GRANTEE: JOHN L KIRKPATRICK | | | | | | |
| 1170/1864 | 4/01/2009 | QC | U | V | 11 | 100 |
| GRANTOR: JOHN H KIRKPATRICK & | | | | | | |
| GRANTEE: JOHN L KIRKPATRICK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W56 S29 E6 S14 E13 S2 E14 N8 N8 E19 N14 E4 N15 $
UCP=[YR=2023;ORIG=14,-6] E48 S30 W48 N30 $
UOP=[YR=2023;ORIG=-56,-19] E40 S19 W40 N19 $
UOP=[YR=2023;ORIG=0,0] E14 S15 W14 N15 $
FOP=[ORIG=-23,37] E19 N8 W19 S8 $
UOP=[YR=2023;ORIG=14,-18] E36 S12 W36 N12 $
.

## 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 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 360.00 | UT | 11.00 | 11.00 | 100 | 2009 | 2009 | 3 | 100 | 3,960 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 800 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,760

| 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 | 2.01 | AC | | 1.00 | 1.00 | 1.00 | 7,500.00 | 7,500.00 | 15,075 | | | | | | | |

REVIEW DATE 04/20/2023 BY kellen Total Acres: 2.01 Total Land Value: 15,075 Market: 0 Agricultural: 0 Common: 15,075 PRINTED 11/20/2025 BY SYS