LOTS 3 THRU 8 BLOCK 7 BOULEVARD

650-678-80, 686-516, 701-365, 70

STRICKLAND BRENT/STRICKLAND CARRIE
5233 NW FALLING CREEK RD
WHITE SPRINGS, FL 32096

2025

20-3S-17-05503-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

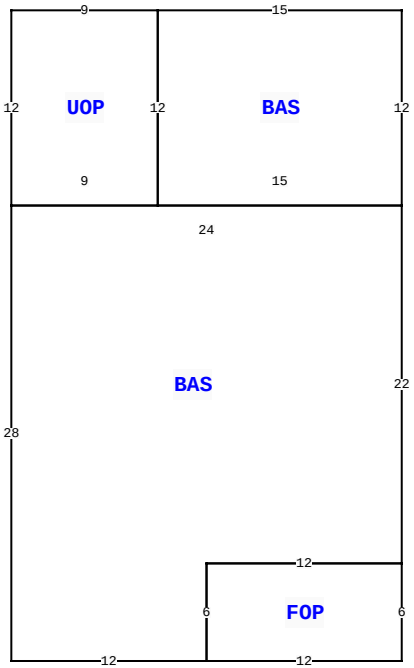
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100		180	5,084
BAS	600	100		600	16,946
FOP	72	30		22	621
UOP	108	20		22	621
TOTALS	960			824	23,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	824	38.7960	43.45	35,803	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 780 HX Base Yr



428 NW COUNTY ROAD 25A , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	43,814
TOTAL MARKET OB/XF VALUE	3,500
TOTAL LAND VALUE - MARKET	10,500
TOTAL MARKET VALUE	57,814
SOH/AGL Deduction	0
ASSESSED VALUE	57,814
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,814
TOTAL JUST VALUE	57,814
NCON VALUE	23,542
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	32,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049845	Mobile Home		05/17/2024
000049833	Right-of-Way Acce		05/16/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1497/1266	8/21/2023	WD	U	I	11	100
GRANTOR: HARPER SPENCER						
GRANTEE: STRICKLAND BRENT						
1276/0811	6/04/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT (ANDER						
GRANTEE: SPENCER H HARPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N12 W15 UOP= W9 S12 E9 N12$ S12 E15$ BAS= W24 S28 E12 FOP= E12 N6 W12 S6$ N6 E12 N22$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.70	2,500.00	1,750.00	1,750							
2	0100	C	SFR	0		00	0.00	0.00	3.00	LT		1.00	1.00	0.70	2,500.00	1,750.00	5,250							
3	0700	C	MISC RES	0		00	0.00	0.00	2.00	LT		1.00	1.00	0.70	2,500.00	1,750.00	3,500							

REVIEW DATE 06/04/2024 BY randall Total Acres: 0.89 Total Land Value: 10,500 Market: 0 Agricultural: 0 Common: 10,500 PRINTED 08/15/2025 BY SYS

LOTS 3 THRU 8 BLOCK 7 BOULEVARD

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WHITE SPRINGS, FL 32096

2025

20-3S-17-05503-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

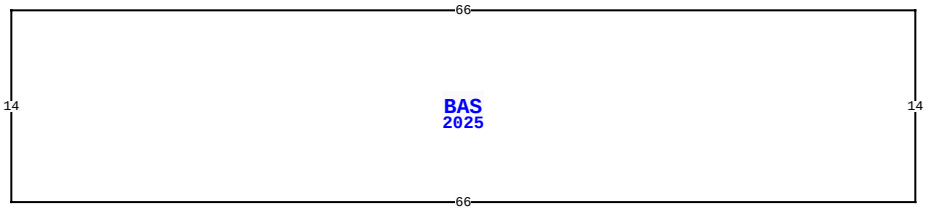
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2025	924	20,542
TOTALS	924			924	20,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	92.6250	55.58	51,356	1986	1986	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2025 Heated Area: 924 HX Base Yr



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1276/0811	6/04/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT (ANDER						
GRANTEE: SPENCER H HARPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=17,11] E66 S14 W66 N14 $
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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	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/04/2024 BY randall Total Acres: 0.89 Total Land Value: 10,500 Market: 0 Agricultural: 0 Common: 10,500 PRINTED 08/15/2025 BY SYS