LOT 13 FALLING CREEK ESTATES S/D

489-554, 616-417, CD 1027-1781,

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

2027

01-3S-16-01911-013

BUILDING CHARACTERISTICS

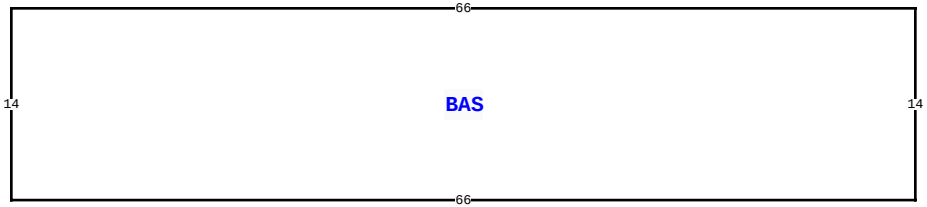
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	1316.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	23,362
TOTALS	924			924	23,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	105.3550	63.21	58,406	1991	1991	0	0	0	60.00	40.00

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



420 NW NYE HUNTER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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	2012	2012	3	100	1,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	23,362
TOTAL MARKET OB/XF VALUE	1,400
TOTAL LAND VALUE - MARKET	9,600
TOTAL MARKET VALUE	34,362
SOH/AGL Deduction	820
ASSESSED VALUE	33,542
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,542
TOTAL JUST VALUE	34,362
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	34,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30491	M H	0	09/26/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/1092	9/11/2026	WD	Q	I	01	40,900
GRANTOR: HOLIFIELD JASON						
GRANTEE: STRICKLAND BRENT						
1568/2238	5/18/2026	TD	U	I	18	35,600
GRANTOR: CLERK OF COURT						
GRANTEE: HOLIFIELD JASON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 1,400

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		RSF/MH	87.00	288.00	1.00	LT		1.00	1.00	0.80	12,000.00	9,600.00	9,600							

REVIEW DATE 05/04/2023 BY JB Total Acres: 0.58 Total Land Value: 9,600 Market: 0 Agricultural: 0 Common: 9,600 PRINTED 11/16/2026 BY SYS