LOTS 24 & 25 FALLING CREEK ESTAT
384-236, 592-585, WD 1017-2046,

THRIFT BERNARD OR PAMELA/THRIFT PAMELA
5557 NW FALLING CREEK RD
WHITE SPRINGS, FL 32096

2027

01-3S-16-01911-024

BUILDING CHARACTERISTICS

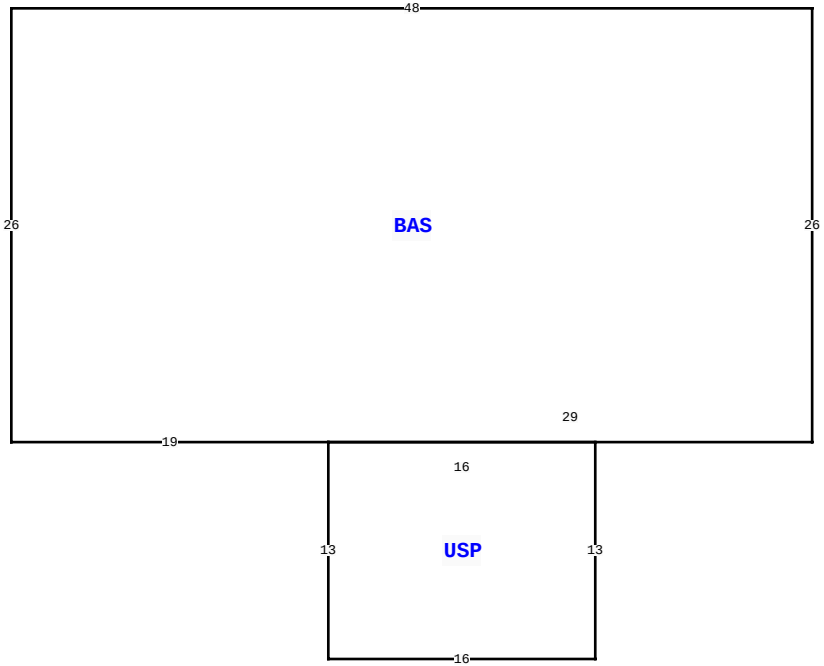
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0202	MOBILE HOME/M 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	1,248	100		1,248	25,589
USP	208	35		73	1,497
TOTALS	1,456			1,321	27,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,321	85.4250	51.26	67,714	1977	1977	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1248 HX Base Yr



521 NW NYE HUNTER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0294	SHED WOOD/	0	0	16	16	256.00	UT	12.00	12.00	40	2009	2009	3	40	1,229	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	44,208
TOTAL MARKET OB/XF VALUE	12,429
TOTAL LAND VALUE - MARKET	21,600
TOTAL MARKET VALUE	78,237
SOH/AGL Deduction	3,100
ASSESSED VALUE	75,137
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,137
TOTAL JUST VALUE	78,237
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,237

LAND:1:1: 1.50 AC.

XFOB:1:1: PACEMAKER M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25501	M H	454	02/06/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1079/2326	3/25/2006	QC	Q	I	01	20,000
GRANTOR: HENRY KURCMAN						
GRANTEE: BERNARD OR PAMELA T						
1017/2046	5/20/2004	WD	Q	I	01	20,000
GRANTOR: WALTER PERKINS DAVIS						
GRANTEE: HENRY KURCMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S26 E19 USP= S13 E16 N13 W16$ E29 N26$.

LAND DESCRIPTION

TOTAL OB/XF 12,429

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	0.00	0.00	2.00	LT		1.00	1.00	0.90	12,000.00	10,800.00	21,600							

REVIEW DATE 05/04/2023 BY JB Total Acres: 1.90 Total Land Value: 21,600 Market: 0 Agricultural: 0 Common: 21,600 PRINTED 11/16/2026 BY SYS

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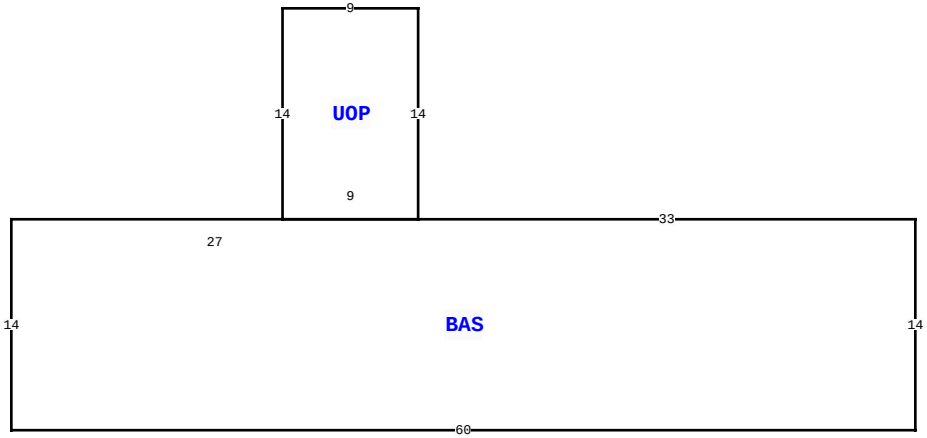
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
DOR CODE	0202	MOBILE HOME/M 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	840	100		840	16,494
UOP	126	25		32	628
TOTALS	966			872	17,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	872	81.8100	49.09	42,806	1986	1986	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 840 HX Base Yr



521 NW NYE HUNTER DR, LAKE CITY

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COLUMBIA COUNTY PROPERTY

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1017/2046	5/20/2004	WD	Q	I	01	20,000
GRANTOR: WALTER PERKINS DAVIS						
GRANTEE: HENRY KURCMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 UOP= N14 W9 S14 E9$ W27 S14 E60 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/04/2023 BY JB Total Acres: 1.90 Total Land Value: 21,600 Market: 0 Agricultural: 0 Common: 21,600 PRINTED 11/16/2026 BY SYS