SE1/4 OF NE1/4, EX 1 AC IN NW CO
OF SE1/4. ORB 481-244 & 670-047.
1.18 AC TO COUNTY FOR ADD RD R/W

BLUE SKY TIMBER-LAND CO
P O BOX 1733
LAKE CITY, FL 32056-3176

2027

12-2S-16-01594-001

BUILDING CHARACTERISTICS

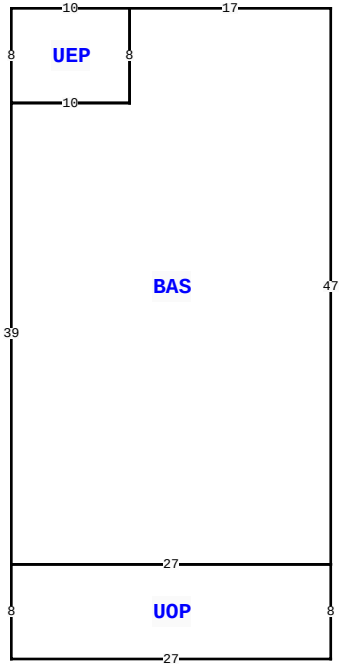
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 50
Roof Cover	12	MODULAR MT 50
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	12216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,189	100		1,189	46,827
UEP	80	60		48	1,890
UOP	216	20		43	1,693
TOTALS	1,485			1,280	50,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,280	55.0800	60.59	77,555	1947	1947	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1189 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

5897 NW FALLING CREEK RD, WHITE SPRINGS

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	2013	2013	3	100	100	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2027	2026		100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	50,411
TOTAL MARKET OB/XF VALUE	3,200
TOTAL LAND VALUE - MARKET	246,960
TOTAL MARKET VALUE	80,914
SOH/AGL Deduction	0
ASSESSED VALUE	80,914
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,914
TOTAL JUST VALUE	300,571
NCON VALUE	3,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	298,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055908	Mobile Home		06/16/2026
31900	M H	590	04/17/2014
28058	REMODEL	35	09/04/2009
27955	TR/TRAILER	0	07/20/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1139/2533	12/28/2007	PR	Q	I		657,700

GRANTOR: MARLIN FEAGLE AS PR O

GRANTEE: BLUE SKY TIMBER-LAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 UEP= W10 S8 E10 N8$S8 W10 S39 UOP= S8 E27 N8 W27$ E27N47$.

LAND DESCRIPTION

TOTAL OB/XF 3,200

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,800.00	2,800.00	2,800							
2	5600	A	TIMBER 3	0			0.00	0.00	87.20	AC		1.00	1.00	1.00	281.00	281.00	24,503							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	87.20	AC		1.00	1.00	1.00	2,800.00	2,800.00	244,160							

REVIEW DATE 08/18/2026 BY Nick Total Acres: 88.20 Total Land Value: 27,303 Market: 244,160 Agricultural: 24,503 Common: 2,800 PRINTED 11/17/2026 BY SYS