BEG SW COR OF SW1/4 OF SE1/4, N
E 1327.30 FT TO E LINE OF SW1/4
CONT E 124.04 FT TO W R/W OF NW

SEDGWICK KEVIN/SEDGWICK GLORIA
5750 NW FALLING CREEK RD
WHITE SPRINGS, FL 32096

2026

12-2S-16-01594-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

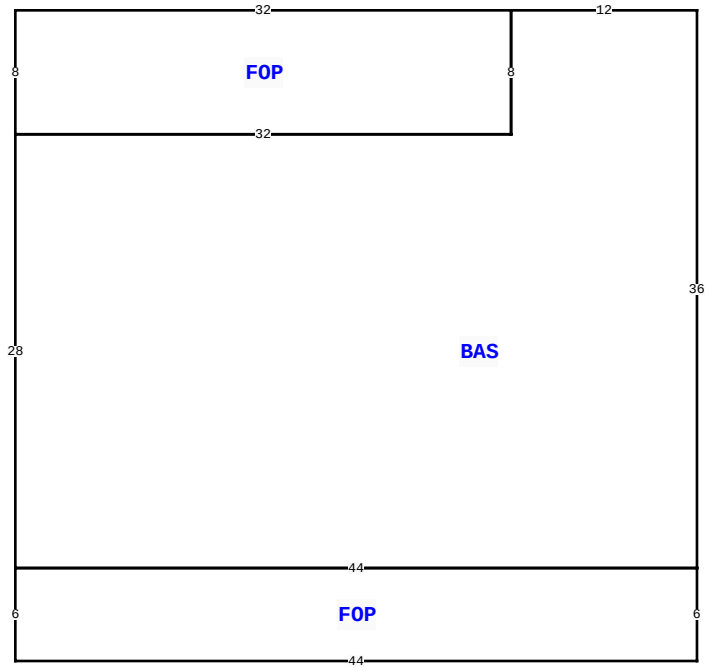
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
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	1,328	100		1,328	177,917
FOP	256	30		77	10,316
FOP	264	30		79	10,584
TOTALS	1,848			1,484	198,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,484	130.5820	148.86	220,908	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2024 Heated Area: 1328 HX Base Yr 2024



5750 NW FALLING CREEK RD, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		198,817
TOTAL MARKET OB/XF VALUE		17,700
TOTAL LAND VALUE - MARKET		86,220
TOTAL MARKET VALUE		302,737
SOH/AGL Deduction		13,032
ASSESSED VALUE		289,705
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		188,294
TOTAL JUST VALUE		302,737
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048448	Storage Building	13,120	10/19/2023
40401	GENERATOR	0	08/20/2020
32433	SFR	558	10/27/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/359	7/07/2025	LE	U	I	14	100
GRANTOR: SEDGWICK KEVIN						
GRANTEE: SEDGWICK KEVIN (ENH						
1497/2088	8/22/2023	WD	Q	I	01	330,000
GRANTOR: MADISON RANDALL L						
GRANTEE: SEDGWICK KEVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= W32 S8 E32 N8$ S8 W32 S28 FOP= S6 E44 N6 W44$ E44 N36$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	
4	0030	BARN,MT	0	100	26	30	780.00	UT	15.00	15.00	100	2025	2024		100	11,700	

LAND DESCRIPTION

TOTAL OB/XF 17,700

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	100		A-1	0.00	0.00	14.37	AC		1.00	1.00	1.00	6,000.00	6,000.00	86,220							

REVIEW DATE 02/20/2024 BY JB Total Acres: 14.37 Total Land Value: 86,220 Market: 0 Agricultural: 0 Common: 86,220 PRINTED 05/13/2026 BY SYS