BEG NW COR OF SW1/4 OF SE1/4, S
E 1327.35 FT, CONT E 104.03 FT T
FALLING CREEK, N 305.55 FT, W 95

IRVING CHARLES PETER III/IRVING NICHOLE MARIE
5898 NW FALLING CREEK RD
WHITE SPRINGS, FL 32096

2026

12-2S-16-01594-003

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	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
Quality	05	05

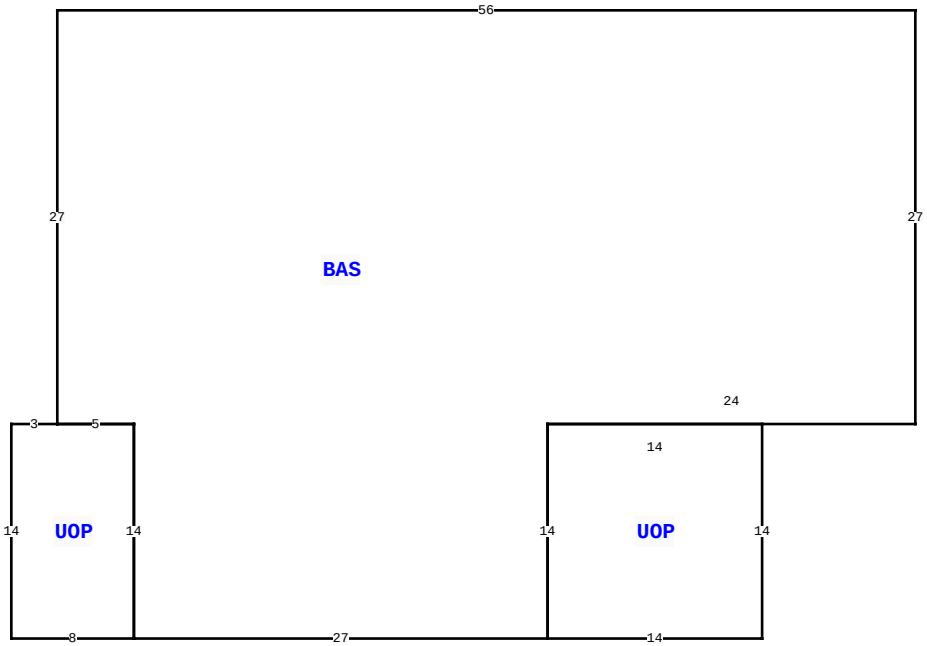
DOR CODE: 0200 MOBILE HOME
MAP NUM: | MKT AREA: 03
NEIGHBORHOOD/LOC: 12216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100		1,890	115,655
UOP	112	25		28	1,713
UOP	196	25		49	2,999
TOTALS	2,198			1,967	120,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,967	115.9000	111.26	218,848	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 0% - 2024 Heated Area: 1890 HX Base Yr



5898 NW FALLING CREEK RD, WHITE SPRINGS

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	120,366
TOTAL MARKET OB/XF VALUE	19,000
TOTAL LAND VALUE - MARKET	80,080
TOTAL MARKET VALUE	219,446
SOH/AGL Deduction	2,539
ASSESSED VALUE	216,907
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	216,907
TOTAL JUST VALUE	219,446
NCON VALUE	10,800
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052362	Storage Building	12,000	02/18/2025
27290	M H	483	08/26/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1504/1480	11/22/2023	WD	Q	I	01	190,000
GRANTOR: MCARDLE MARY						
GRANTEE: IRVING CHARLES PETE						
1487/1217	3/31/2023	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: MCARDLE MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 UOP= W3 S14 E8 N14 W5$ E5 S14 E27 UOP= E14 N14 W14 S14$ N14 E24 N27$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0030	BARN,MT	0	0	24	30	720.00	UT	15.00	15.00	100	2026	2025		100	10,800	

LAND DESCRIPTION

TOTAL OB/XF 19,000

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		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	8,000.00	8,000.00	80,080							

REVIEW DATE 04/30/2025 BY JB Total Acres: 10.01 Total Land Value: 80,080 Market: 0 Agricultural: 0 Common: 80,080 PRINTED 05/13/2026 BY SYS