COMM NW COR OF S1/2 OF S1/2 OF S
FT, CONT N 303.65 FT, E 715.79 F
715.79 FT TO W R/W OF NW FALLING

BURKES KENNETH B/BURKES FRANCES T
5822 NW FALLING CREEK RD
WHITE SPRINGS, FL 32096

2027

12-2S-16-01594-005

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
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 03

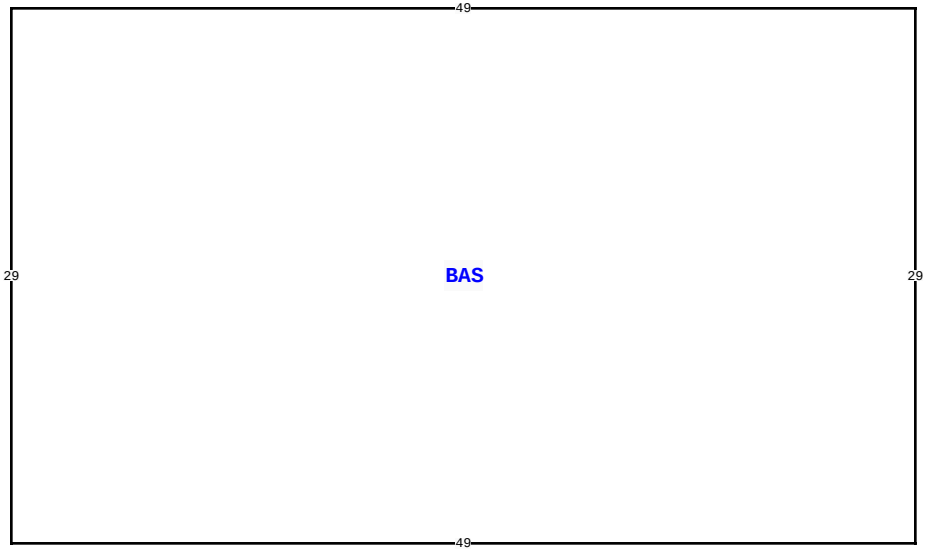
NEIGHBORHOOD/LOC 12216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,421	100		1,421	147,666
TOTALS	1,421			1,421	147,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,421	112.8000	124.08	176,318	2012	2012	0	0	0	16.25	83.75

1 SINGLE FAM 100% - 2013 Heated Area: 1421 HX Base Yr 2013



5822 NW FALLING CREEK RD, WHITE SPRINGS

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/12/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,600	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	147,666
TOTAL MARKET OB/XF VALUE	3,400
TOTAL LAND VALUE - MARKET	80,080
TOTAL MARKET VALUE	231,146
SOH/AGL Deduction	57,074
ASSESSED VALUE	174,072
TOTAL EXEMPTION VALUE	HX HB 13 134,669
BASE TAXABLE VALUE	39,403
TOTAL JUST VALUE	231,146
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30093	SFR	439	04/19/2012
28660	TR/TRAILER	0	06/15/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/979	10/16/2024	LE	U	I	14	0
GRANTOR: BURKES KENNETH B (ENH						
GRANTEE: BURKES FAMILY TRUST						
1525/973	10/16/2024	WD	U	I	11	100
GRANTOR: BURKES KENNETH						
GRANTEE: BURKES FAMILY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 S29 E49 N29$.

LAND DESCRIPTION

TOTAL OB/XF 3,400

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	0100	C	SFR	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	40,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	8,000.00	8,000.00	40,080							

REVIEW DATE 04/11/2023 BY kellen Total Acres: 10.01 Total Land Value: 80,080 Market: 0 Agricultural: 0 Common: 80,080 PRINTED 11/17/2026 BY SYS