BEG AT THE SE COR OF SEC, RUN
N ALONG SEC LINE 396.62 FT,
W 1145.09 FT TO THE E'ERLY R/W

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

2026

12-2S-16-01594-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

5767 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	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	80,080
TOTAL MARKET VALUE	11,454
SOH/AGL Deduction	2,713
ASSESSED VALUE	8,741
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,741
TOTAL JUST VALUE	87,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33212	M H	432	07/23/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	445.00	445.00	4,454							
2	9910	M	MKT.VAL.AG	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 04/11/2023 BY kellen Total Acres: 10.01 Total Land Value: 4,454 Market: 80,080 Agricultural: 4,454 Common: 0 PRINTED 05/13/2026 BY SYS