

COMM AT SE COR, N 396.62 FT TO P
W 1159.71 FT TO ESTRLY R/W LINE
S 318.01 FT TO POINT OF A CURVE,

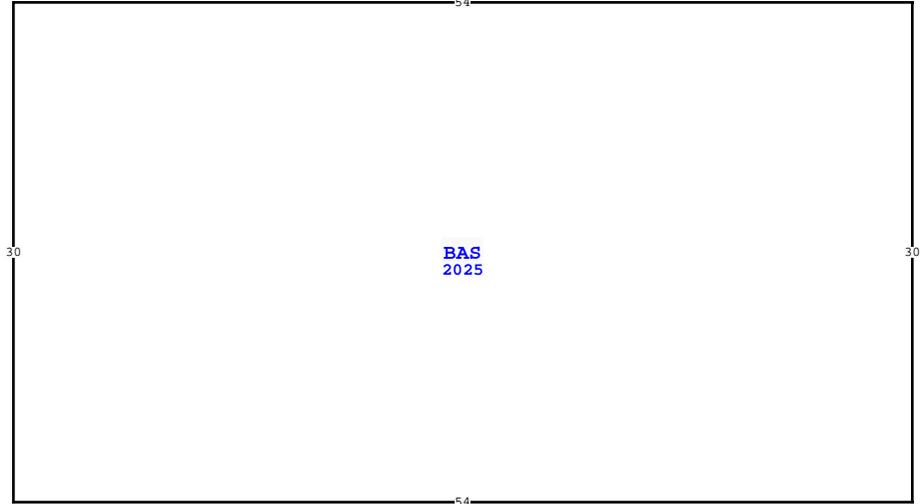
DRAWDY TRICIA M
5825 NW FALLING CREEK RD
FORT WHITE, FL 32038

2026

12-2S-16-01594-007

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	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
BAS	1,620	100	2025
TOTALS	1,620		96,736

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2021	02	1,620	115.5000	108.57	175,883	2000	2000	0	0	45.00	55.00
1 MANUF 1 0% - 2025 Heated Area: 1620 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			96,736
TOTAL MARKET OB/XF VALUE			13,200
TOTAL LAND VALUE - MARKET			80,080
TOTAL MARKET VALUE			190,016
SOH/AGL Deduction			0
ASSESSED VALUE			190,016
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			190,016
TOTAL JUST VALUE			190,016
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			175,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / V	RSN CD	SALE PRICE
1506/87	1/09/2024	WD Q	Q	V	01	89,000
GRANTOR: BLUE SKY TIMBER-LAND						
GRANTEE: DRAWDY TRICIA M						

EXTRA FEATURES																	
L N	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	2025	2024		100	1,200	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	
3	0296	SHED METAL	0	0	0	0	1.00	UT	3,900.00	3,900.00	100	2025	2024		100	3,900	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	
TOTALS															13,200		

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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					10.01	AC		1.00	1.00	1.00	8,000.00	8,000.00	80,080							