ALL THAT PART OF NE1/4 OF NE 1/4
NORTH OF ROBINSON BRANCH CREEK &
OLD RIVER ROAD ORB 846-2396 & WD

THRIFT BERNARD D/THRIFT PAMELA D
5557 NW FALLING CREEK RD
WHITE SPINGS, FL 32096

**2027**

**13-2S-16-01603-003**

## BUILDING CHARACTERISTICS

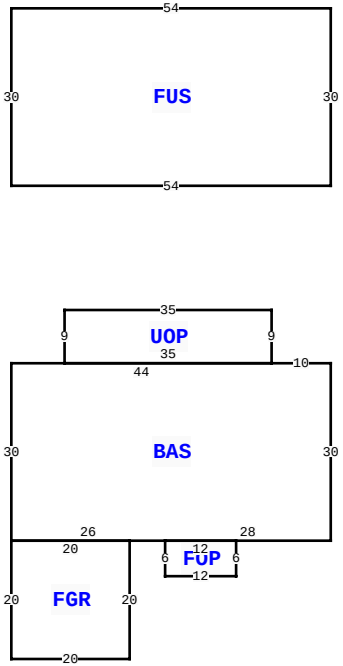
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 60 |
| Exterior Wall | 16 | WD FR STUC 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 4.5 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 0201 | MODULAR HOME |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 13216.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,620 | 100 | | 1,620 | 87,042 |
| FGR | 400 | 55 | | 220 | 11,821 |
| FOP | 72 | 30 | | 22 | 1,182 |
| FUS | 1,620 | 100 | | 1,620 | 87,042 |
| UOP | 315 | 20 | | 63 | 3,385 |
| TOTALS | 4,027 | | | 3,545 | 190,471 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0210 | 01 | 3,545 | 103.9300 | 97.69 | 346,311 | 2007 | 2007 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MODULAR 1 100% - 2016 Heated Area: 3240 HX Base Yr 2016




| BLD DATE | | LGL DATE | |
|---|---|---|---|
| XF DATE | | LAND DATE | 05/18/2026 MLU |
| INC DATE | | AG DATE | |

5557 NW FALLING CREEK RD, WHITE SPRINGS

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 190,471 |
| TOTAL MARKET OB/XF VALUE | 18,890 |
| TOTAL LAND VALUE - MARKET | 117,000 |
| TOTAL MARKET VALUE | 326,361 |
| SOH/AGL Deduction | 99,977 |
| ASSESSED VALUE | 226,384 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 174,973 |
| TOTAL JUST VALUE | 326,361 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 326,361 |

SALE:4:1: 18 AC TOTAL (13 AC IN SEC 13 -2S 16)

SALE:1:1: 18 ACRES (5 AC IN SEC 18-2S-17)

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 26394 | SFR | 275 | 11/06/2009 |
| 27736 | PUMP/UTPOL | 50 | 04/09/2009 |
| 15345 | PUMP/UTPOL | 30 | 04/06/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1171/1707 | 4/21/2009 | WD | U | V | 11 | 100 |
| GRANTOR: BULLARD | | | | | | |
| GRANTEE: THRIFT | | | | | | |
| 1137/2335 | 12/06/2007 | WD | Q | I | 01 | 100 |
| GRANTOR: CARL BULLARD | | | | | | |
| GRANTEE: THRIFT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W10 UOP= N9 W35 S9 E35$ W44 S30 FGR= S20 E20 N20 W20$ E26 FOP= S6 E12 N6 W12$ E28 N30$ PTR= N30 FUS= N30 W54 S30 E54$ S30$.

## 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 | 0294 | SHED WOOD/ | 0 | 100 | 6 | 8 | 48.00 | UT | 7.50 | 7.50 | 50 | 2003 | 2003 | 3 | 50 | 180 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 28 | 30 | 840.00 | UT | 2.50 | 2.50 | 100 | 2008 | 2008 | 3 | 100 | 2,100 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0070 | CARPORT UF | 0 | 100 | 18 | 20 | 360.00 | UT | 2.00 | 2.00 | 100 | 2008 | 2008 | 3 | 100 | 720 | |
| 5 | 0060 | CARPORT F | 0 | 100 | 20 | 20 | 400.00 | UT | 4.50 | 4.50 | 100 | 2008 | 2008 | 3 | 100 | 1,800 | |
| 6 | 0296 | SHED METAL | 0 | 100 | 12 | 20 | 240.00 | UT | 11.00 | 11.00 | 100 | 2008 | 2008 | 3 | 100 | 2,640 | |
| 7 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 10 | 100.00 | UT | 7.50 | 7.50 | 100 | 2004 | 2004 | 3 | 100 | 750 | |
| 8 | 0285 | SALVAGE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 300 | |
| 9 | 0040 | BARN,POLE | 0 | 100 | 40 | 40 | 1,600.00 | UT | 2.50 | 2.50 | 85 | 2013 | 2013 | 3 | 85 | 3,400 | |

## LAND DESCRIPTION

TOTAL OB/XF 18,890

| 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 | 0201 | C | MOD HOME | 100 | | A-1 | 0.00 | 0.00 | 18.00 | AC | | 1.00 | 1.00 | 1.00 | 6,500.00 | 6,500.00 | 117,000 | | | | | | | |

REVIEW DATE 05/16/2023 BY jerry Total Acres: 18.00 Total Land Value: 117,000 Market: 0 Agricultural: 0 Common: 117,000 PRINTED 11/17/2026 BY SYS