COMM NE COR OF SE1/4, S 378.57 F
CONT S 623.23 FT, TO N R/W OF CR
W 296.88 FT TO CURVE, NW 204.45

STRICKLAND BRENT/STRICKLAND CARRIE
5233 NW FALLING CREEK RD
WHITE SPRINGS, FL 32096

2027

13-2S-16-01603-004

BUILDING CHARACTERISTICS

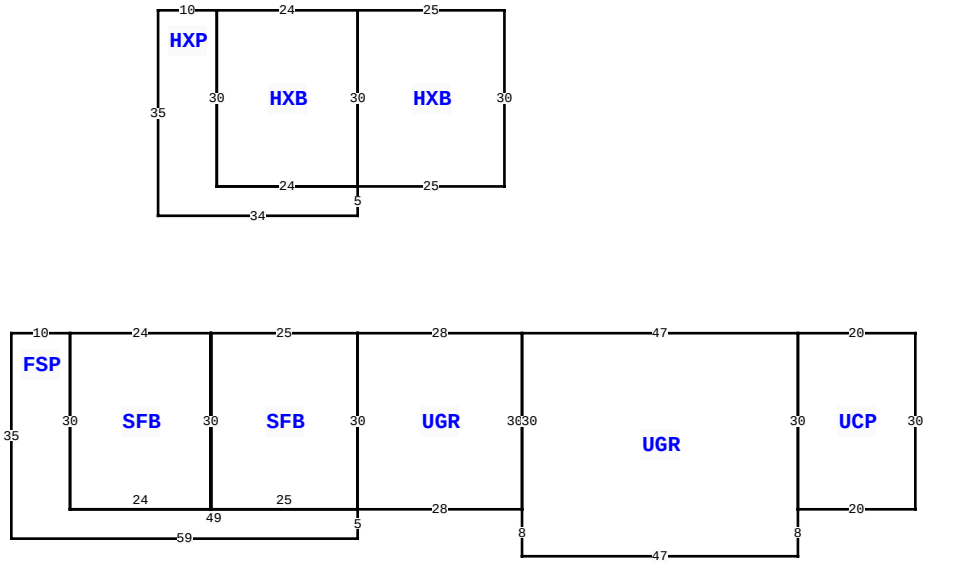
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	31	VINYL SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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
FSP	595	40		238	9,551
HXB	720	100		720	28,894
HXB	750	100		750	30,098
HXP	470	30		141	5,658
SFB	720	80		576	23,115
SFB	750	80		600	24,079
UCP	600	20		120	4,816
UGR	840	45		378	15,169
UGR	1,786	45		804	32,265
TOTALS	7,231			4,327	173,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,327	104.2388	114.66	496,134	1991	1991	0	30	0	35.00	35.00

1 SINGLE FAM 100% - 2023 Heated Area: 2940 HX Base Yr 2023



5233 NW FALLING CREEK RD, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	04/20/2023 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		243,637
TOTAL MARKET OB/XF VALUE		17,300
TOTAL LAND VALUE - MARKET		123,435
TOTAL MARKET VALUE		291,072
SOH/AGL Deduction		2,591
ASSESSED VALUE		288,481
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		237,070
TOTAL JUST VALUE		384,372
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053561	Electrical Servic		07/11/2025
39510			03/23/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1420/2463	10/02/2020	WD	U	I	11	100
GRANTOR: CARL W BULLARD SR AS						
GRANTEE: BRENT & CARRIE STRI						
1413/1568	6/12/2020	WD	U	I	11	100
GRANTOR: CARL W BULLARD SR (SI						
GRANTEE: BRENT & CARRIE STRI						

BUILDING NOTES

BUILDING DIMENSIONS

UGR= N30 W28 SFB= S30 N30 W25 SFB= S30 N30 W24 FSP= W10 S35 E59 N5 W49 N30 $ S30 E24 N30$ S30 E25 N30$ S30 E28 UGR= S8 E47 N8 UCP= E20 N30 W20 S30$ N30 W47 S30$ PTR=N50 W28 HXP= N5 HXB= E25 N30 W25 S30$ HXB= N30 W24 S30 E24$ W24 N30 W10 S35 E34$ E28 S50$.

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	0296	SHED METAL	0	100	12	24	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0166	CONC,PAVMT	0	100	20	30	600.00	UT	2.00	2.00	100	2018	2018	3	100	1,200	
7	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
8	0081	DECKING WI	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2023	2022		100	1,800	
9	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
10	0081	DECKING WI	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	

LAND DESCRIPTION

TOTAL OB/XF 17,300

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	1.37	AC		1.00	1.00	1.00	6,500.00	6,500.00	8,905							
2	0200	C	MBL HM	0					2.62	AC		1.00	1.00	1.00	6,500.00	6,500.00	17,030							
3	6200	A	PASTURE 3	100					15.00	AC		1.00	1.00	1.00	280.00	280.00	4,200							
4	9910	M	MKT.VAL.AG	100					15.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	97,500							

REVIEW DATE 08/19/2025 BY tommy Total Acres: 18.99 Total Land Value: 30,135 Market: 97,500 Agricultural: 4,200 Common: 25,935 PRINTED 11/17/2026 BY SYS

COMM NE COR OF SE1/4, S 378.57 F
CONT S 623.23 FT, TO N R/W OF CR
W 296.88 FT TO CURVE, NW 204.45

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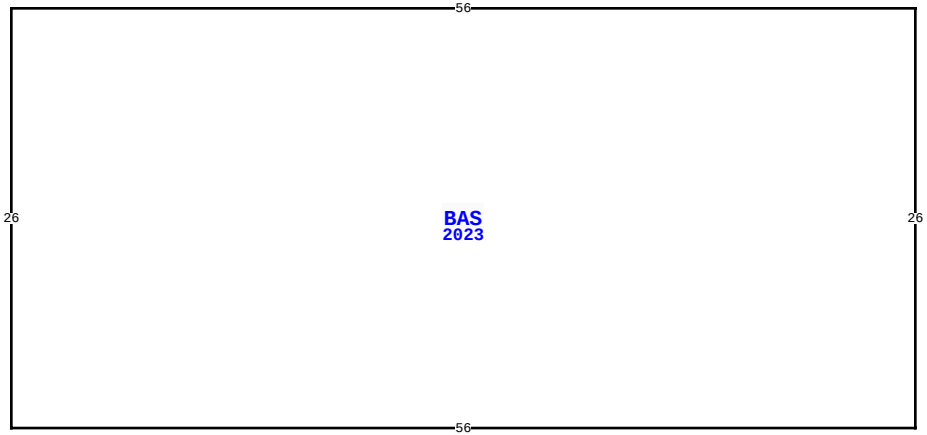
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Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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DOR CODE	5000	IMPROVED AG
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	1,456	100	2023	1,456	69,990
TOTALS	1,456			1,456	69,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,456	109.2500	87.40	127,254	1991	1991	0	0	0	45.00	55.00

2 MANUF 1 0% - 2023 Heated Area: 1456 HX Base Yr 2023



5233 NW FALLING CREEK RD, WHITE SPRINGS

BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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GRANTOR: CARL W BULLARD SR (SI						
GRANTEE: BRENT & CARRIE STRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=17,11] E56 S26 W56 N26 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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