COMM INTERS OF N R/W CR-246 & W
SEC, RUN E ALONG N R/W LINE 1083
FT FOR A POB, CONT N 461.38 FT,

HEITZ TAYLOR
236 NW FALLING CREEK RD
WHITE SPINGS, FL 32096

2027

13-2S-16-01603-107

BUILDING CHARACTERISTICS

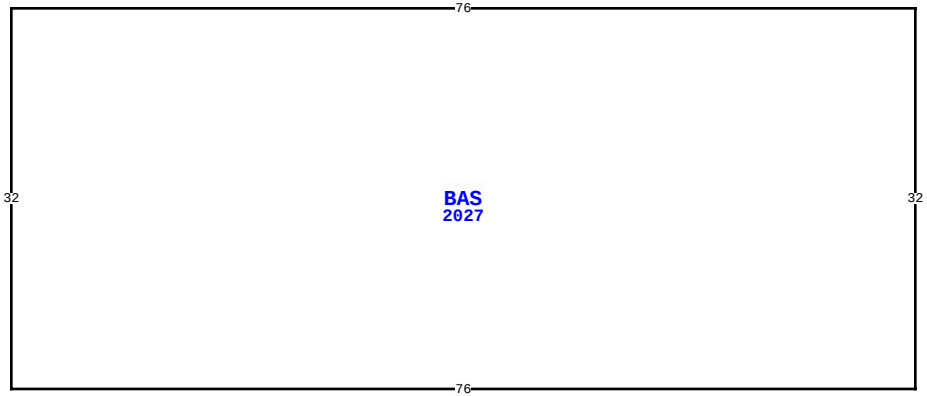
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	13216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,432	100	2027	2,432	258,547
TOTALS	2,432			2,432	258,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,432	113.0000	108.48	263,823	2026	2026	0	0	0	2.00	98.00

1 MANUF 2 0% - 2027 Heated Area: 2432 HX Base Yr



5236 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	0020	BARN,FR	0	0	24	37	888.00	UT	5.20	5.20	100	0	0	3	100	4,618	
2	0294	SHED WOOD/	0	0	12	24	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0060	CARPORT F	0	0	18	20	360.00	UT	5.00	5.00	70	1993	1993	3	70	1,260	
6	0120	CLFENCE 4	0	0	0	0	300.00	UT	4.50	4.50	60	1993	1993	3	60	810	
7	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
8	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
9	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
10	0081	DECKING WI	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2027	2026		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 17,188

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	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	0000	C	VAC RES	0		00	0.00	0.00	9.01	AC		1.00	1.00	1.00	8,000.00	8,000.00	72,080							

REVIEW DATE 04/07/2026 BY JB Total Acres: 10.01 Total Land Value: 80,080 Market: 0 Agricultural: 0 Common: 80,080 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	258,547
TOTAL MARKET OB/XF VALUE	17,188
TOTAL LAND VALUE - MARKET	80,080
TOTAL MARKET VALUE	355,815
SOH/AGL Deduction	0
ASSESSED VALUE	355,815
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	355,815
TOTAL JUST VALUE	355,815
NCON VALUE	261,547
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	94,268

XFOB:1:1: HOMES OF MERIT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055050	Mobile Home		02/19/2026
000054885	Right-of-Way Acce		01/26/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/1932	11/07/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (HEITZ						
GRANTEE: HEITZ TAYLOR						
1281/0387	9/02/2014	WD	Q	I	01	70,000
GRANTOR: KIM COSTELLI, KAREN M						
GRANTEE: CHARLES EARL HEITZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=20,5] E76 S32 W76 N32 $
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