COMM INTERS N R/W CR-246 & W
LINE E1/2 OF SEC. RUN N 81 DEG
E ALONG R/W 1083.89 FT, N

WILSON SHAA L
5362 NW FALLING CREEK RD
WHITE SPRINGS, FL 32096

2027

13-2S-16-01603-108

BUILDING CHARACTERISTICS

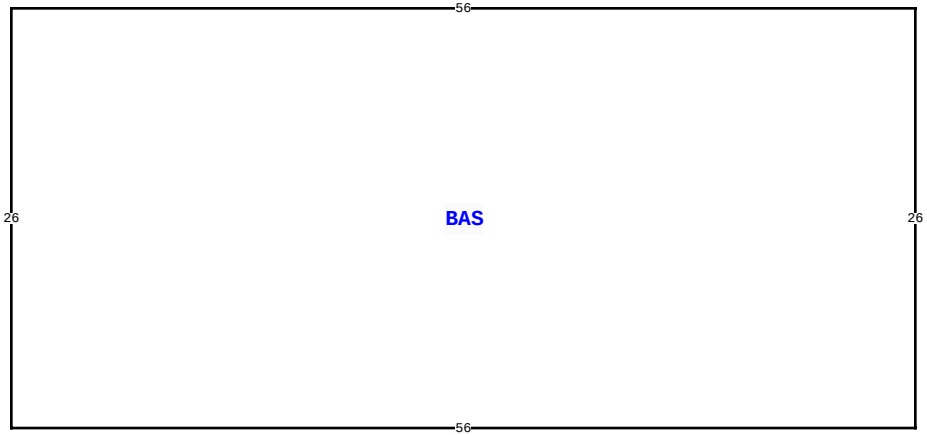
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	1,456	100		1,456	100,252
TOTALS	1,456			1,456	100,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,456	113.9000	105.93	154,234	2010	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2010 Heated Area: 1456 HX Base Yr 2010



5362 NW FALLING CREEK RD, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		100,252
TOTAL MARKET OB/XF VALUE		8,450
TOTAL LAND VALUE - MARKET		49,590
TOTAL MARKET VALUE		158,292
SOH/AGL Deduction		67,557
ASSESSED VALUE		90,735
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		39,324
TOTAL JUST VALUE		158,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,371

SALE:2:1: 18.07 ACRES BOUGHT UNDER AG

SALE:1:1: 18.07 ACRES BOUGHT UNDER AG

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28298	M H	375	12/30/2009
12774	M H	125	07/16/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1190/1423	3/08/2010	WD	U	I	11	100
GRANTOR: ERNEST TODD & SHAA LY						
GRANTEE: SHAA L WILSON						
1188/1185	1/26/2010	WD	U	I	11	100
GRANTOR: SUZANNE ADAMS						
GRANTEE: SHAA LYNN WILSON &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S26 E56 N26$.

LAND DESCRIPTION

TOTAL OB/XF 8,450

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	100		A-1	0.00	0.00	5.51	AC		1.00	1.00	1.00	9,000.00	9,000.00	49,590							

REVIEW DATE 05/16/2023 BY jerry Total Acres: 5.51 Total Land Value: 49,590 Market: 0 Agricultural: 0 Common: 49,590 PRINTED 11/17/2026 BY SYS