

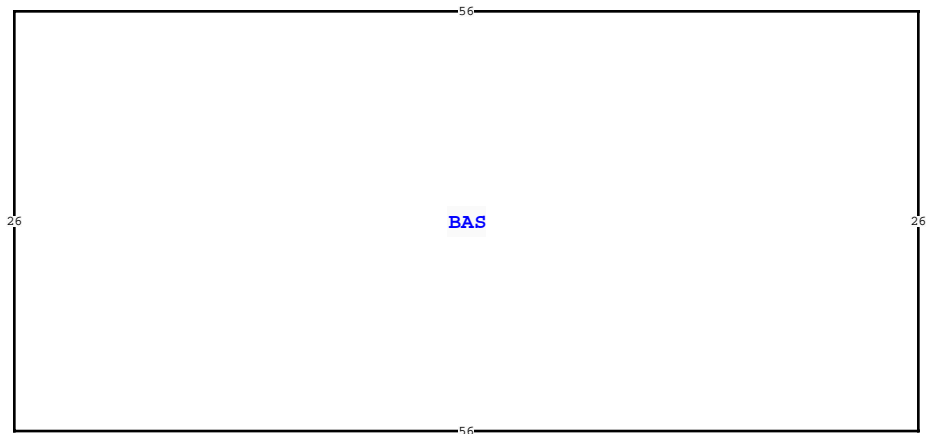
COMM INTERS N R/W CR-246 & W  
 LINE E1/2 OF SEC. RUN N 81 DEG  
 E ALONG R/W 1083.89 FT, N

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

**2026**

13-2S-16-01603-108  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Units	01	CONV	100
		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
BAS	1,456	100	
TOTALS	1,456		101,331

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100% - 2010								
Heated Area: 1456						HX Base Yr 2010					
											
BLD DATE		LGL DATE	05/11/2026	MLU							
XF DATE		LAND DATE									
INC DATE		AG DATE									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		101,331	
TOTAL MARKET OB/XF VALUE		8,450	
TOTAL LAND VALUE - MARKET		49,590	
TOTAL MARKET VALUE		159,371	
SOH/AGL Deduction		71,279	
ASSESSED VALUE		88,092	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		36,681	
TOTAL JUST VALUE		159,371	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		153,028	
SALE:2:1: 18.07 ACRES BOUGHT UNDER AG			
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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 &						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013
TOTALS											8,450	

BUILDING NOTES	
BAS= W56 S26 E56 N26\$.	

BUILDING DIMENSIONS	
BAS= W56 S26 E56 N26\$.	

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