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

MEDLEY ERIC/MEDLEY ANDRENE R
5430 NW FALLING CREEK RD
WHITE SPRINGS, FL 32096

**2027**

**13-2S-16-01603-109**

## 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 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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

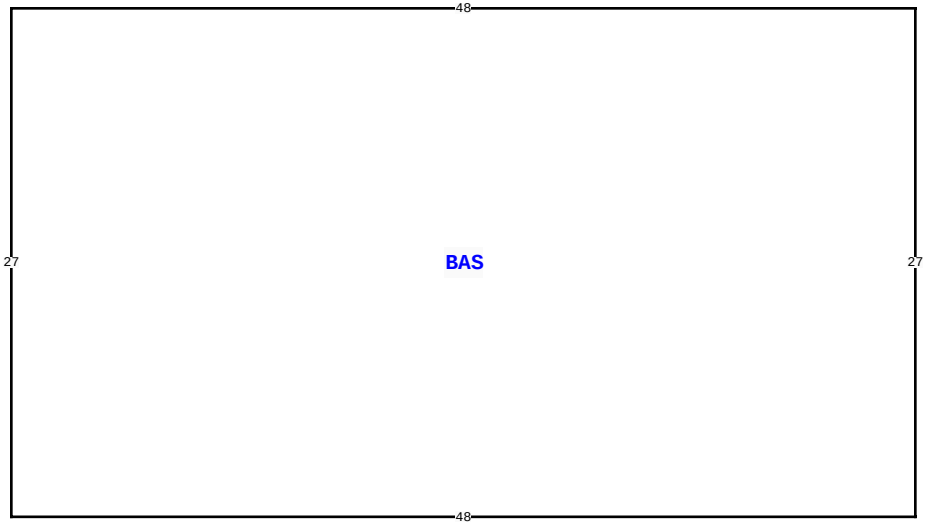
NEIGHBORHOOD/LOC 13216.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,296 | 100 | | 1,296 | 107,309 |
| TOTALS | 1,296 | | | 1,296 | 107,309 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,296 | 112.7000 | 104.81 | 135,834 | 2015 | 2015 | 0 | 0 | 0 | 21.00 | 79.00 |

2 MANUF 1 100% - 2017 Heated Area: 1296 HX Base Yr 2017




5430 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 | 0285 | SALVAGE | 0 | 100 | 12 | 61 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 500 | |
| 2 | 0021 | BARN,FR AE | 0 | 100 | 24 | 18 | 432.00 | UT | 8.00 | 8.00 | 100 | 0 | 0 | 3 | 100 | 3,456 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2023 | 2022 | | 100 | 2,000 | |
| 5 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2023 | 2022 | | 100 | 300 | |
| 6 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2023 | 2022 | | 100 | 300 | |
| 7 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 2,200.00 | 2,200.00 | 100 | 2023 | 2022 | | 100 | 2,200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 107,309 |
| TOTAL MARKET OB/XF VALUE | 15,756 |
| TOTAL LAND VALUE - MARKET | 53,932 |
| TOTAL MARKET VALUE | 176,997 |
| SOH/AGL Deduction | 76,463 |
| ASSESSED VALUE | 100,534 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 49,123 |
| TOTAL JUST VALUE | 176,997 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 178,153 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 32995 | M H | 375 | 05/20/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1317/2542 | 6/20/2016 | WD | U | V | 30 | 21,000 |
| GRANTOR: ERIC MEDLEY & ANDRENE | | | | | | |
| GRANTEE: ERIC MEDLEY & ANDRE | | | | | | |
| 1144/0122 | 2/25/2008 | WD | Q | V | | 60,000 |
| GRANTOR: RANDALL MADISON & MEL | | | | | | |
| GRANTEE: ERIC MEDLEY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 15,756

| 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 | 7.05 | AC | | 1.00 | 1.00 | 0.85 | 9,000.00 | 7,650.00 | 53,932 | | | | | | | |

REVIEW DATE 05/16/2023 BY jerry Total Acres: 7.05 Total Land Value: 53,932 Market: 0 Agricultural: 0 Common: 53,932 PRINTED 11/17/2026 BY SYS