

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

**2026**

13-2S-16-01603-109  
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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 Floor	14	CARPET	70
Interior Floor	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 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	1,296	100	
TOTALS	1,296		108,465

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100%	-	2017						
Heated Area: 1296						HX Base Yr 2017					
BLD DATE											
XF DATE											
INC DATE											
LGL DATE										05/11/2026	MLU
LAND DATE											
AG DATE											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			108,465
TOTAL MARKET OB/XF VALUE			15,756
TOTAL LAND VALUE - MARKET			53,932
TOTAL MARKET VALUE			178,153
SOH/AGL Deduction			80,547
ASSESSED VALUE			97,606
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			46,195
TOTAL JUST VALUE			178,153
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			170,288

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						

EXTRA FEATURES																
L N	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	0.00	100	2008	2008	3	100	500	
2	0021	BARN,FR AE	0	100	24	18		432.00	8.00	100	0	0	3	100	3,456	
3	9945	Well/Sept	0	100	0	0		1.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0		1.00	2,000.00	100	2023	2022		100	2,000	
5	0252	LEAN-TO W/	0	100	0	0		1.00	300.00	100	2023	2022		100	300	
6	0252	LEAN-TO W/	0	100	0	0		1.00	300.00	100	2023	2022		100	300	
7	0296	SHED METAL	0	100	0	0		1.00	2,200.00	100	2023	2022		100	2,200	
<b>TOTAL OB/XF 15,756</b>																

BUILDING NOTES											
5430 NW FALLING CREEK RD, WHITE SPRINGS											

BUILDING DIMENSIONS											
BAS= W48 S27 E48 N27\$.											

LAND DESCRIPTION												TOTAL OB/XF 15,756												
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	7.05	AC		1.00	1.00	0.85	9,000.00	7,650.00	53,932							