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

EDGE DERICK R
5274 NW FALLING CREEK RD
WHITE SPRINGS, FL 32096

2027

13-2S-16-01603-110

BUILDING CHARACTERISTICS

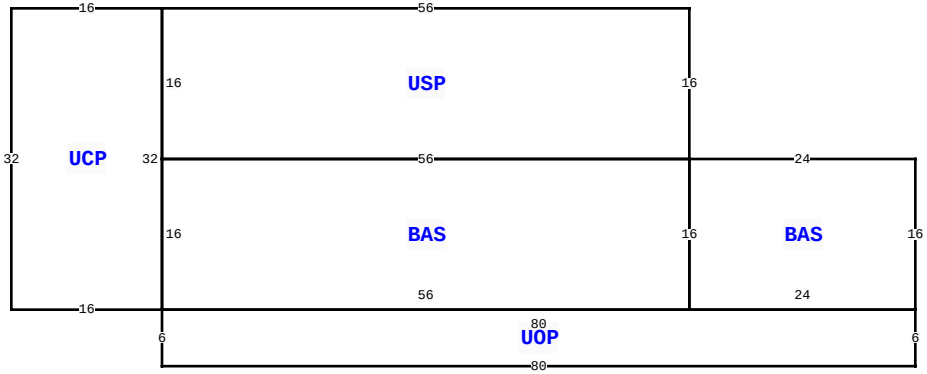
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	384	100		384	9,531
BAS	896	100		896	22,239
UCP	512	20		102	2,532
UOP	480	25		120	2,978
USP	896	35		314	7,794
TOTALS	3,168			1,816	45,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,816	103.4100	62.05	112,683	1981	1981	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2006 Heated Area: 1280 HX Base Yr 2006



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

5274 NW FALLING CREEK RD, WHITE SPRINGS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		45,073
TOTAL MARKET OB/XF VALUE		12,000
TOTAL LAND VALUE - MARKET		49,590
TOTAL MARKET VALUE		106,663
SOH/AGL Deduction		49,944
ASSESSED VALUE		56,719
TOTAL EXEMPTION VALUE	HX HB	28,919
BASE TAXABLE VALUE		27,800
TOTAL JUST VALUE		106,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,663

SALE:3:1: 18.07 ACRES BOUGHT UNDER AG

SALE:2:1: 18.07 ACRES BOUGHT UNDER AG

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22670	M H	393	01/06/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1028/2232	10/21/2004	WD	Q	V		34,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: DERICK R EDGE						
1017/1819	1/28/2004	QC	Q	V	01	10,000
GRANTOR: JOHN TOWNE						
GRANTEE: SUBRANDY LIMITED PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S16 UOP= S6 E80 N6 W80$ E56 N16$ BAS= S16 E24 N16 W24$ USP= N16 W56 UCP= W16 S32 E16 N32$ S16 E56$.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
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	300	
5	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,800	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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