

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

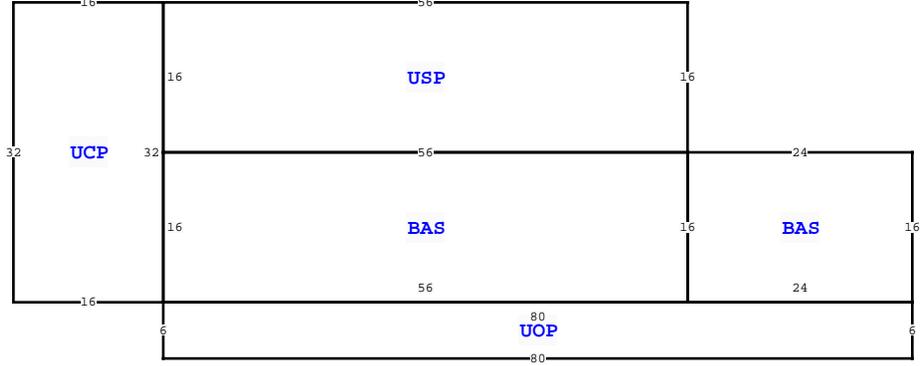
EDGE DERICK R
 5274 NW FALLING CREEK RD
 WHITE SPRINGS, FL 32096

2026

13-2S-16-01603-110

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	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
Architectural	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	03 03

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	60.00	40.00		
2 MOBILE HME 100% - 2006 Heated Area: 1280 HX Base Yr 2006													



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

DOR CODE		MKT AREA		NEIGHBORHOOD/LOC	
0200	MOBILE HOME		03	13216.00	1.00/
BLD DATE		XF DATE		LGL DATE	
				05/11/2026 MLU	

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	0070	CARPOT UF	0	100	0	0	UT	0.00	0.00	100	2008	2008	3	100	600	
2	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	300	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0030	BARN,MT	0	0	0	0	UT	0.00	0.00	100	2013	2013	3	100	2,800	
6	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	1,000	

EXTRA FEATURES																
5274 NW FALLING CREEK RD, WHITE SPRINGS																
TOTAL OB/XF 12,000																

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							

TOTAL OB/XF 12,000																
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COLUMBIA COUNTY PROPERTY			
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			51,514
ASSESSED VALUE			55,149
TOTAL EXEMPTION VALUE			27,349
BASE TAXABLE VALUE			27,800
TOTAL JUST VALUE			106,663
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			95,643
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																
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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\$.																