COMM INTERS N R/W CR-246 & W
LINE OF E1/2 OF SEC, RUN E
ALONG R/W 1601.57 FT FOR POB,

KIRKPATRICK JOHN H/KIRKPATRICK SARA
P O BOX 611
LAKE CITY, FL 32056-0611

2027

13-2S-16-01603-136

BUILDING CHARACTERISTICS

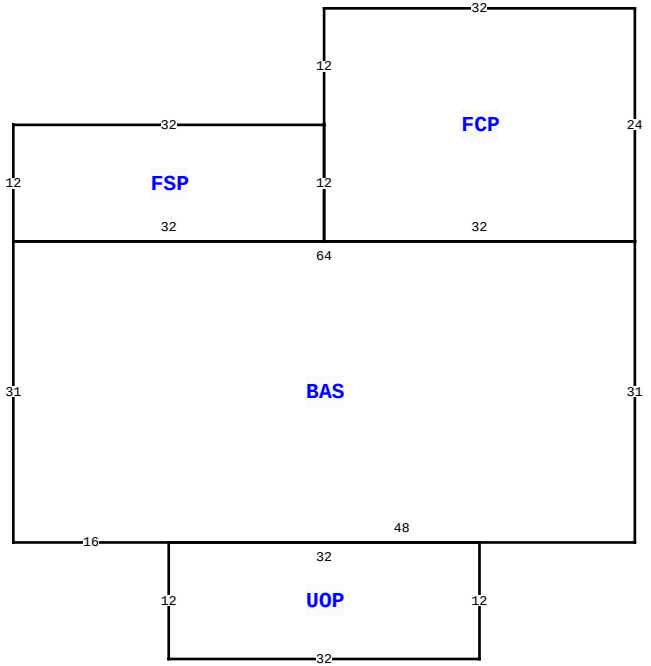
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/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	1,984	100		1,984	117,620
FCP	768	25		192	11,383
FSP	384	40		154	9,130
UOP	384	25		96	5,691
TOTALS	3,520			2,426	143,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,426	115.9000	107.79	261,499	2002	2001	0	0	0	45.00	55.00

2 MANUF 1 100% - 1995 Heated Area: 1984 HX Base Yr 1995



5100 NW FALLING CREEK RD, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	03/16/2023 SPF

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	143,824
TOTAL MARKET OB/XF VALUE	10,840
TOTAL LAND VALUE - MARKET	64,000
TOTAL MARKET VALUE	218,664
SOH/AGL Deduction	131,850
ASSESSED VALUE	86,814
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	35,403
TOTAL JUST VALUE	218,664
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,212

SALE:1:1: 10.01 ACRES - WD REPLACING AGREEMENT

BLDG:1:1: SOUTH MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18996	M H	125	11/30/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0799/0624	7/25/1990	WD	U	V	12	22,500

GRANTOR: LENVIL H DICKS

GRANTEE: JOHN H & SARA KIRKP

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S31 E16 UOP= S12 E32 N12 W32$ E48 N31$ FCP= N24 W32S12 FSP= W32 S12 E32 N12$ S12 E32$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0080	DECKING	0	100	18	22	1.00	UT	0.00	0.00	100	2001	2001	3	100	600	
3	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	60	2001	2001	3	60	240	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 10,840

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	0102	C	SFR/MH	100		00	0.00	0.00	8.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	64,000							

REVIEW DATE 04/20/2023 BY kellen Total Acres: 8.00 Total Land Value: 64,000 Market: 0 Agricultural: 0 Common: 64,000 PRINTED 11/17/2026 BY SYS