

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

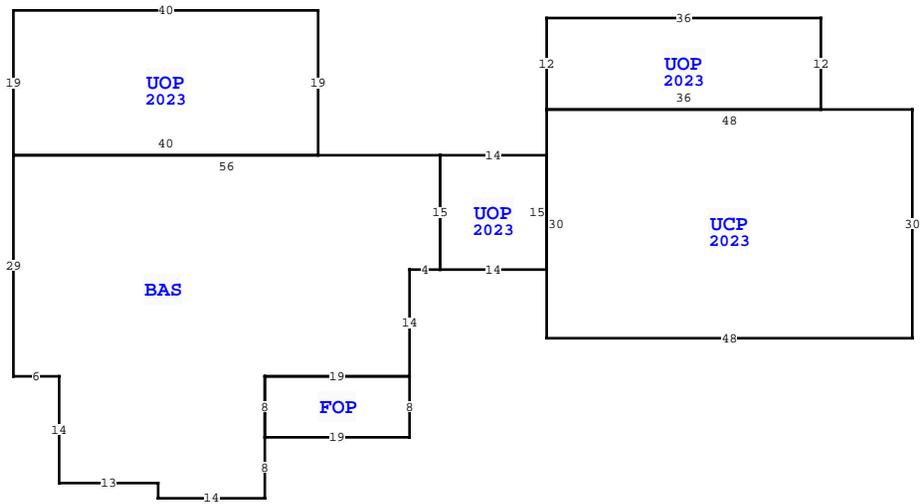
KIRKPATRICK JOHN L
 4998 NW FALLING CREEK RD
 WHITE SPRINGS, FL 32096

2026

13-2S-16-01603-236

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 Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	0201 MODULAR HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	13216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,974	100	
FOP	152	30	
UCP	1,440	20	2023
UOP	210	20	2023
UOP	432	20	2023
UOP	760	20	2023
TOTALS	4,968		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0210	01	2,588	109.5000	100.74	260,715	2009	2009	0	15	0	39.00	46.00	
1 MODULAR 1 100% - 2010 Heated Area: 1974 HX Base Yr 2010													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	119,929			
TOTAL MARKET OB/XF VALUE	11,760			
TOTAL LAND VALUE - MARKET	15,075			
TOTAL MARKET VALUE	146,764			
SOH/AGL Deduction	43,976			
ASSESSED VALUE	102,788			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	51,377			
TOTAL JUST VALUE	146,764			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	157,193			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052814	Solar Power Syste	63,825	04/03/2025
27771	SFR	425	04/24/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1174/0638	5/19/2009	QC	U	V	11	100
GRANTOR: JOHN H KIRKPATRICK &						
GRANTEE: JOHN L KIRKPATRICK						
1170/1864	4/01/2009	QC	U	V	11	100
GRANTOR: JOHN H KIRKPATRICK &						
GRANTEE: JOHN L KIRKPATRICK						

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	0296	SHED METAL	0	100	0	360.00	UT	11.00	11.00	100	2009	2009	3	100	3,960	
2	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
3	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTALS														11,760		

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		00	0.00	0.00	2.01	AC		1.00	1.00	1.00	7,500.00	7,500.00	15,075							