

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

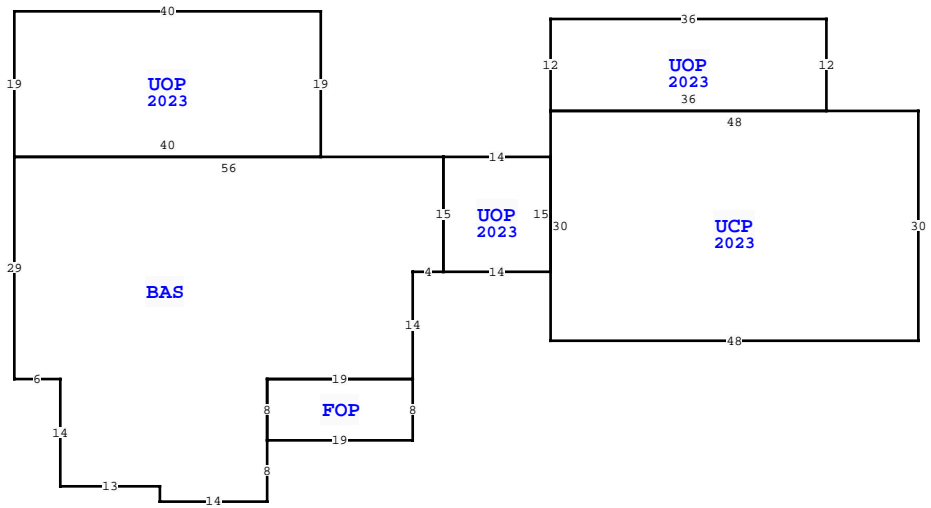
KIRKPATRICK JOHN L
 4998 NW FALLING CREEK RD
 WHITE SPRINGS, FL 32096

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
Architectual	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	102.93	266,383	2009	2009	0	15	0	39.00
1 MODULAR 1 100% - 2010 Heated Area: 1974 HX Base Yr 2010											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			122,536	
TOTAL MARKET OB/XF VALUE			11,760	
TOTAL LAND VALUE - MARKET			20,100	
TOTAL MARKET VALUE			154,396	
SOH/AGL Deduction			51,608	
ASSESSED VALUE			102,788	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			51,377	
TOTAL JUST VALUE			154,396	
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
1	0296	SHED METAL	0	100	0	360.00	UT	11.00	11.00	100	2009
2	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	2013
3	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100	

TOTAL OB/XF												11,760												
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	10,000.00	10,000.00	20,100							

BUILDING NOTES											
BAS=[ORIG=0,0] W56 S29 E6 S14 E13 S2 E14 N8 N8 E19 N14 E4 N15 \$											
UCP=[YR=2023;ORIG=14,-6] E48 S30 W48 N30 \$											
UOP=[YR=2023;ORIG=-56,-19] E40 S19 W40 N19 \$											
UOP=[YR=2023;ORIG=0,0] E14 S15 W14 N15 \$											
FOP=[ORIG=-23,37] E19 N8 W19 S8 \$											
UOP=[YR=2023;ORIG=14,-18] E36 S12 W36 N12 \$											

LAND DESCRIPTION												TOTAL OB/XF												11,760			
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	10,000.00	10,000.00	20,100										