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

2027

13-2S-16-01603-236

BUILDING CHARACTERISTICS

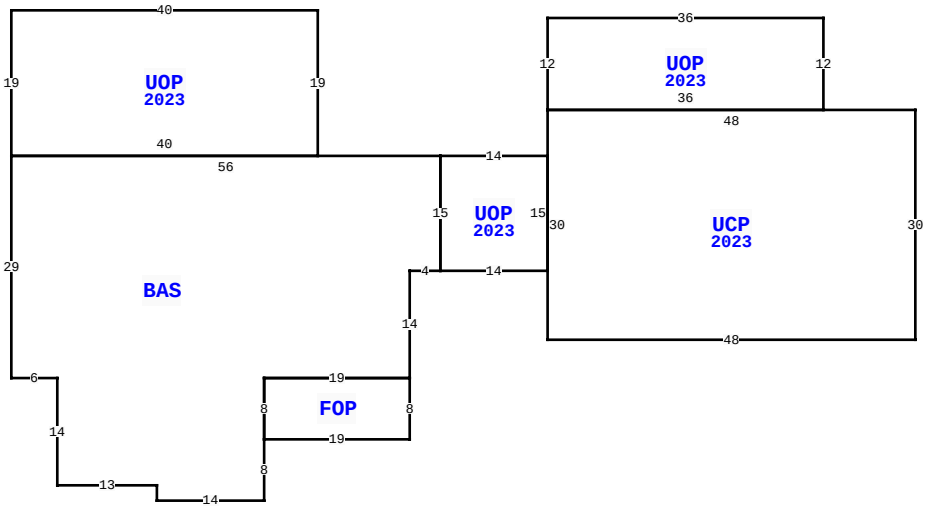
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,974	100		1,974	93,465
FOP	152	30		46	2,178
UCP	1,440	20	2023	288	13,636
UOP	210	20	2023	42	1,989
UOP	432	20	2023	86	4,072
UOP	760	20	2023	152	7,197
TOTALS	4,968			2,588	122,536

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	46.00

1 MODULAR 1 100% - 2010 Heated Area: 1974 HX Base Yr 2010



4998 NW FALLING CREEK RD, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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		48,524
ASSESSED VALUE		105,872
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		54,461
TOTAL JUST VALUE		154,396
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,396

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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		00	0.00	0.00	2.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	20,100							

REVIEW DATE 04/20/2023 BY kellen Total Acres: 2.01 Total Land Value: 20,100 Market: 0 Agricultural: 0 Common: 20,100 PRINTED 11/17/2026 BY SYS