

LOTS 3 THRU 8 BLOCK 7 BOULEVARD  
650-678-80, 686-516, 701-365, 70

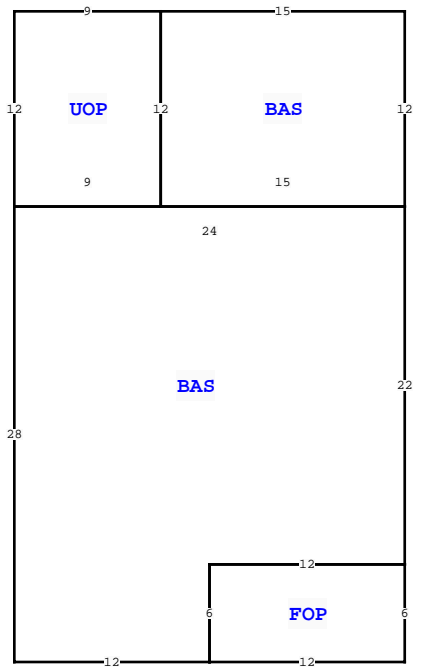
STRICKLAND BRENT/STRICKLAND CARRIE  
5233 NW FALLING CREEK RD  
WHITE SPRINGS, FL 32096

**2026**

20-3S-17-05503-000  
VALUATION SUMMARY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	824	38.7960	43.45	35,803	1950	1950	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2024 Heated Area: 780 HX Base Yr													



Quality	01	01			
DOR CODE	0102	SFRES/MOBILE HOME			
MAP NUM		MKT AREA 07			
NEIGHBORHOOD/LOC	20317.090	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100		180	5,084
BAS	600	100		600	16,946
FOP	72	30		22	621
UOP	108	20		22	621
TOTALS	960			824	23,272

428 NW COUNTY ROAD 25A , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	

LAND DESCRIPTION														TOTAL OB/XF 3,500											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	0			00	0.00	0.00	1.00	LT		1.00	1.00	0.70	2,500.00	1,750.00	1,750							
2	0100	C	SFR	0			00	0.00	0.00	3.00	LT		1.00	1.00	0.70	2,500.00	1,750.00	5,250							
3	0700	C	MISC RES	0			00	0.00	0.00	2.00	LT		1.00	1.00	0.70	2,500.00	1,750.00	3,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			43,814
TOTAL MARKET OB/XF VALUE			3,500
TOTAL LAND VALUE - MARKET			10,500
TOTAL MARKET VALUE			57,814
SOH/AGL Deduction			0
ASSESSED VALUE			57,814
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			57,814
TOTAL JUST VALUE			57,814
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			57,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049845	Mobile Home		05/17/2024
000049833	Right-of-Way Acce		05/16/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1497/1266	8/21/2023	WD U		I	11	100
GRANTOR: HARPER SPENCER						
GRANTEE: STRICKLAND BRENT						
1276/0811	6/04/2014	CT U		I	18	100
GRANTOR: CLERK OF COURT (ANDER						
GRANTEE: SPENCER H HARPER						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= N12 W15 UOP= W9 S12 E9 N12\$ S12 E15\$ BAS= W24 S28 E12 FOP= E12 N6 W12 S6\$ N6 E12 N22\$.

