

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	02	WINDOW 100	
Heating Type	01	NONE 100	
Bedrooms		1 100	
Bathrooms		1 100	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units		0 100	
Condition Adj	02	02 100	
Kitchen Adjus	01	01 100	
Quality	01	01	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28417.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	924	100	13,605
UOP	70	25	265
TOTALS	994		13,870

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4	MOBILE HME	0%	- 2019		36.81	34,675	1980	1980	0	0	60.00	40.00
				Heated Area: 924			HX Base Yr					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 9
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			189,307
TOTAL MARKET OB/XF VALUE			21,500
TOTAL LAND VALUE - MARKET			48,125
TOTAL MARKET VALUE			258,932
SOH/AGL Deduction			25,769
ASSESSED VALUE			233,163
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			233,163
TOTAL JUST VALUE			258,932
NCON VALUE			31,278
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			223,984
XFOB:6:2: LOT 4 VACANT 6/3/09			
XFOB:6:1: LOT 3 FIRE DAMAGE 14X56			
SALE:2:1: INCLUDED PP			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050156	Mobile Home		06/20/2024
000050132	Right-of-Way Acce		06/17/2024
000046401	Electrical Servic	0	01/30/2023
000045801	Mobile Home		10/28/2022
000044346	Mobile Home		05/04/2022
000044267	Mobile Home		04/25/2022
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1396/2203	10/21/2019	QC U	I 11
GRANTOR: S & K RENTAL AND INVE			
GRANTEE: BRENT MATHEW STRICK			
1372/1726	11/14/2018	TD U	I 18
GRANTOR: CLERK OF COURT			
GRANTEE: S & K RENTAL AND IN			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[ORIG=0,0] W66 S14 E59 E7 N14 \$			
UOP=[ORIG=-17,14] S7 E10 N7 W10 \$			

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	0259	MHP HOOKUP	0	0	0	10.00	UT	4,300.00	4,300.00	50	0	0	3	50	21,500	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	2810	C	MH PARK	0		A-1	0.00	0.00	1.25	AC		1.00	1.00	1.00	27,500.00	27,500.00	34,375							
2	0200	C	MBL HM	0			0.00	0.00	0.50	AC		1.00	1.00	1.00	27,500.00	27,500.00	13,750							

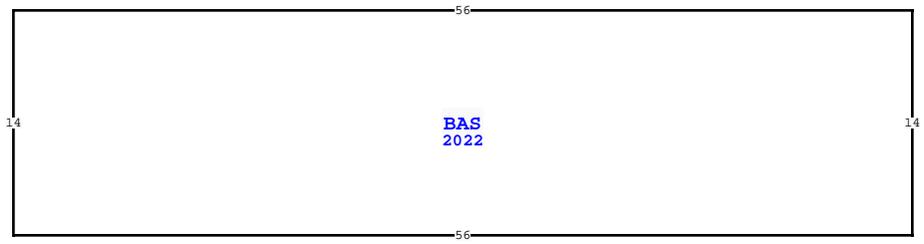
LOT 1 BLK 4 FLORA CREST FARMS
 UNIT A, EX .55 AC DESC IN ORB
 942-586 & EX 1.33 AC DESC IN

STRICKLAND BRENT MATHEW
 5233 NW FALLING CREEK RD
 WHITE SPRINGS, FL 32095

2026

28-4S-17-08815-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
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	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	03	03	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28417.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	784	100	2022
TOTALS	784		784
			18,763

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
5	MOBILE HME	0%	- 2022		46,907	1989	1989	0	0	60.00	40.00
				Heated Area: 784			HX Base Yr				
											
BLD DATE _____ LGL DATE _____ XF DATE _____ LAND DATE _____ INC DATE _____ AG DATE _____											

174 SW COUNTY ROAD 242A , LAKE CITY

COLUMBIA COUNTY PROPERTY		PAGE 2 of 9	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			189,307
TOTAL MARKET OB/XF VALUE			21,500
TOTAL LAND VALUE - MARKET			48,125
TOTAL MARKET VALUE			258,932
SOH/AGL Deduction			25,769
ASSESSED VALUE			233,163
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			233,163
TOTAL JUST VALUE			258,932
NCON VALUE			31,278
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			223,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044236	Mobile Home		04/21/2022
000042290	Mobile Home		07/09/2021
41407			02/25/2021
40885	REMODEL	0	11/13/2020
40630	M H	0	10/06/2020
40527	M H	0	09/14/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1396/2203	10/21/2019	QC	U	I	11	150,000
GRANTOR: S & K RENTAL AND INVE						
GRANTEE: BRENT MATHEW STRICK						
1372/1726	11/14/2018	TD	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: S & K RENTAL AND IN						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2022;ORIG=10,10] S14 E56 N14 W56 \$

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

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

LOT 1 BLK 4 FLORA CREST FARMS
 UNIT A, EX .55 AC DESC IN ORB
 942-586 & EX 1.33 AC DESC IN

STRICKLAND BRENT MATHEW
 5233 NW FALLING CREEK RD
 WHITE SPRINGS, FL 32095

2026

28-4S-17-08815-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	03	03	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28417.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	2022
TOTALS	672		672
			14,921

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	672	92.5200	55.51	37,303	1989	1989		0	0	60.00	40.00
6 MOBILE HME 0% - 2022 Heated Area: 672 HX Base Yr												
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2022 </div>												
<div style="display: flex; justify-content: space-between;"> BLD DATE LGL DATE </div> <div style="display: flex; justify-content: space-between;"> XF DATE LAND DATE </div> <div style="display: flex; justify-content: space-between;"> INC DATE AG DATE </div>												

174 SW COUNTY ROAD 242A , LAKE CITY

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ASSESSED VALUE			233,163
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			233,163
TOTAL JUST VALUE			258,932
NCON VALUE			31,278
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			223,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27432	M H	325	10/17/2008
26945	M H	325	04/23/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1396/2203	10/21/2019	QC	U	I	11	150,000
GRANTOR: S & K RENTAL AND INVE						
GRANTEE: BRENT MATHEW STRICK						
1372/1726	11/14/2018	TD	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: S & K RENTAL AND IN						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2022;ORIG=10,10] S14 E48 N14 W48 \$

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

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

