

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values  
updated: 9/5/2024

Parcel: 13-2S-16-01603-004 (4886)

Owner & Property Info

Result: 1 of 1

Owner	STRICKLAND BRENT STRICKLAND CARRIE 5233 NW FALLING CREEK RD WHITE SPRINGS, FL 32096		
Site	5233 NW FALLING CREEK RD, WHITE SPRINGS		
Description*	COMM NE COR OF SE1/4, S 378.57 FT FOR POB, CONT S 623.23 FT, TO N R/W OF CR-246, W 296.88 FT TO CURVE, NW 204.45 FT, TO E R/W OF OLD RIVER RD, N 5 DEG W 612.20 FT, E 565.15 FT TO POB & BEG SE COR OF NE1/4, N 530.19 FT, W 601.95 FT TO E R/W OF OLD RIVER RD, ...more>>>		
Area	18.99 AC	S/T/R	13-2S-16
Use Code**	IMPROVED AG (5000)	Tax District	3
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.			
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.			

Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$19,152	Mkt Land	\$19,152
Ag Land	\$4,125	Ag Land	\$4,125
Building	\$208,936	Building	\$231,374
XFOB	\$17,300	XFOB	\$17,300
Just	\$317,388	Just	\$339,826
Class	\$249,513	Class	\$271,951
Appraised	\$249,513	Appraised	\$271,951
SOH/10% Cap	\$0	SOH/10% Cap	\$10,216
Assessed	\$249,513	Assessed	\$263,544
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$199,513 city:\$0 other:\$0 school:\$224,513	Total Taxable	county:\$211,735 city:\$0 other:\$0 school:\$238,544

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
10/2/2020	\$100	1420 / 2463	WD	I	U	11
6/12/2020	\$100	1413 / 1568	WD	I	U	11
2/3/2016	\$100	1309 / 1373	WD	V	U	11
1/7/2010	\$100	1186 / 2785	WD	I	U	11
1/7/2010	\$100	1186 / 2783	WD	V	U	11
11/16/2006	\$18,800	1102 / 1163	WD	V	Q	03
10/7/2005	\$45,000	1061 / 333	WD	V	Q	
1/21/2004	\$100	1005 / 041	WD	V	Q	06
7/12/1995	\$15,000	808 / 1254	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1991	2940	7231	\$165,756
Sketch	MANUF 1 (0200)	1991	1456	1456	\$65,618

\*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0296	SHED METAL	0	\$500.00	1.00	12 x 24
0190	FPLC PF	2013	\$1,200.00	1.00	0 x 0
0070	CARPORT UF	2013	\$300.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2013	\$200.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0166	CONC,PAVMT	2018	\$1,200.00	600.00	20 x 30
9947	Septic		\$3,000.00	1.00	0 x 0
0081	DECKING WITH RAILS	2022	\$1,800.00	1.00	x
0261	PRCH, UOP	2022	\$1,500.00	1.00	x
0081	DECKING WITH RAILS	2022	\$600.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.370 AC	1.0000/1.0000 1.0000/ /	\$4,800 /AC	\$6,576
0200	MBL HM (MKT)	2.620 AC	1.0000/1.0000 1.0000/ /	\$4,800 /AC	\$12,576
6200	PASTURE 3 (AG)	15.000 AC	1.0000/1.0000 1.0000/ /	\$275 /AC	\$4,125
9910	MKT.VAL.AG (MKT)	15.000 AC	1.0000/1.0000 1.0000/ /	\$4,800 /AC	\$72,000

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