BEG SE COR OF NW1/4 OF NE1/4, W 568.89 FT, SE 343.28 FT, S 492.2 RD R/W.

LYNN TRICIA/BECKLAND LINDA JANE
155 NW NYE HUNTER DR
LAKE CITY, FL 32055

2026

01-3S-16-01902-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

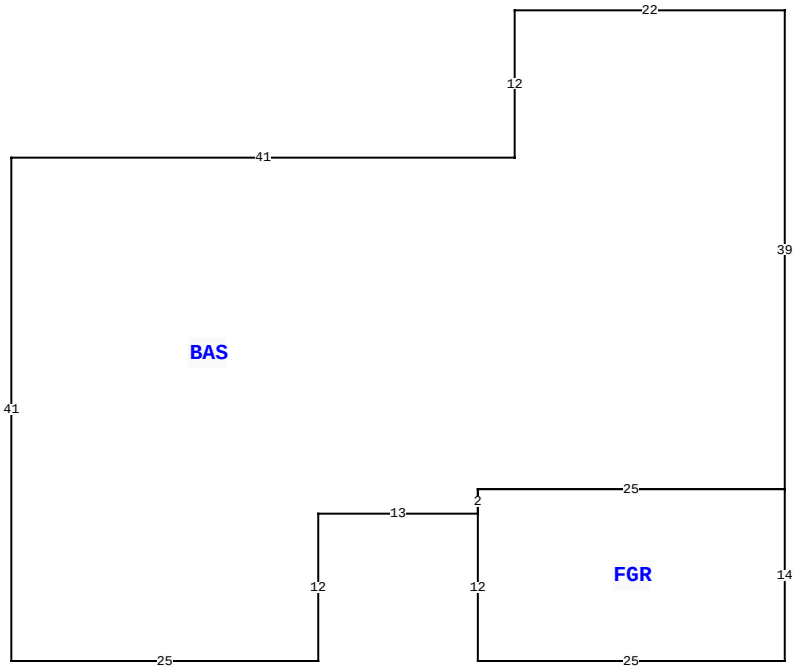
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type		N/A 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	1316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,341	100		2,341	195,075
FGR	350	55		192	15,999
TOTALS	2,691			2,533	211,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,533	114.4640	128.20	324,731	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 2341 HX Base Yr 2024



155 NW NYE HUNTER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		211,075
TOTAL MARKET OB/XF VALUE		8,100
TOTAL LAND VALUE - MARKET		29,330
TOTAL MARKET VALUE		248,505
SOH/AGL Deduction		150,951
ASSESSED VALUE		97,554
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		46,832
TOTAL JUST VALUE		248,505
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049546	Electrical Servic	0	04/02/2024
000047999	Remodel	65,513	08/25/2023
000047692	Roof Replacement	16,710	07/18/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1488/383	4/11/2023	WD	Q	I	01	274,000
GRANTOR: ATKINSON NORMAN B						
GRANTEE: LYNN TRICIA						
0829/2284	10/19/1996	WD	Q	I		86,643
GRANTOR: ESTATE OF MARY D NYE						
GRANTEE: NORMAN B & ELIZABET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S12 W41 S41 E25 N12 E13 FGR= S12 E25 N14 W25 S2$ N2 E25 N39$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 8,100

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	0100	C	SFR	100		A-1	0.00	0.00	4.19	AC		1.00	1.00	1.00	7,000.00	7,000.00	29,330							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 4.19 Total Land Value: 29,330 Market: 0 Agricultural: 0 Common: 29,330 PRINTED 10/24/2025 BY SYS