LOTS 10 & 11 FALLING CREEK ESTAT
313-249, 740-1529,

BYRD JIMMY D/BYRD BARBARA MITCHELL
372 NW NYE HUNTER DRIVE
LAKE CITY, FL 32055

2026

01-3S-16-01911-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03

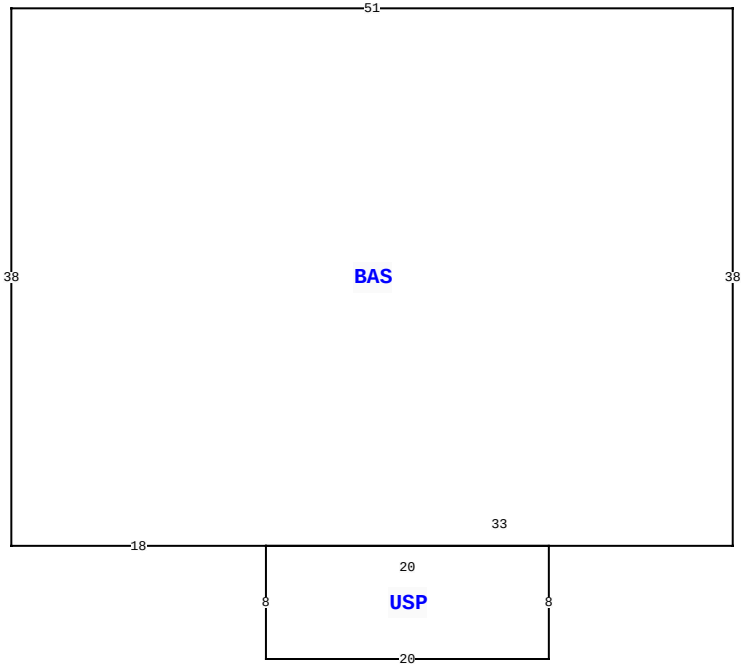
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	1316.0300	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,938	100		1,938	134,347
USP	160	35		56	3,882
TOTALS	2,098			1,994	138,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,994	95.2200	106.65	212,660	1994	1994	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 0 Heated Area: 1938 HX Base Yr



372 NW NYE HUNTER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		138,229
TOTAL MARKET OB/XF VALUE		4,366
TOTAL LAND VALUE - MARKET		17,100
TOTAL MARKET VALUE		159,695
SOH/AGL Deduction		48,043
ASSESSED VALUE		111,652
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		60,930
TOTAL JUST VALUE		159,695
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,695

LAND:1:1: 2.14 AC.
XFOB:1:1: CHIM MH
BLDG:1:1: CHIM MH
SALE:1:1: LOTS 10 & 11 FALLING CREEK ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26749	MAINT/ALTR	50	02/13/2008
5758	ADDN SFR	1,500	02/25/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0740/1529	10/25/1990	WD	Q	V		9,000

GRANTOR: SAMUEL PENN
GRANTEE: JIMMY BYRD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 S38 E18 USP= S8 E20 N8 W20$ E33 N38$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	400	
2	0294	SHED WOOD/	0	100	24	24	576.00	UT	12.00	12.00	50	2009	2009	3	50	3,456	
3	0070	CARPORT UF	0	100	15	17	255.00	UT	2.00	2.00	100	2009	2009	3	100	510	

LAND DESCRIPTION

TOTAL OB/XF 4,366

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		RSF/MU	66.00	294.00	2.00	LT		1.00	1.00	0.90	9,500.00	8,550.00	17,100							

REVIEW DATE 05/04/2023 BY JB Total Acres: 1.80 Total Land Value: 17,100 Market: 0 Agricultural: 0 Common: 17,100 PRINTED 10/06/2025 BY SYS