LOT 12 FALLING CREEK ESTATES S/D HATCHER MOSES A ESTATE

2026

01-3S-16-01911-012

BUILDING CHARACTERISTICS

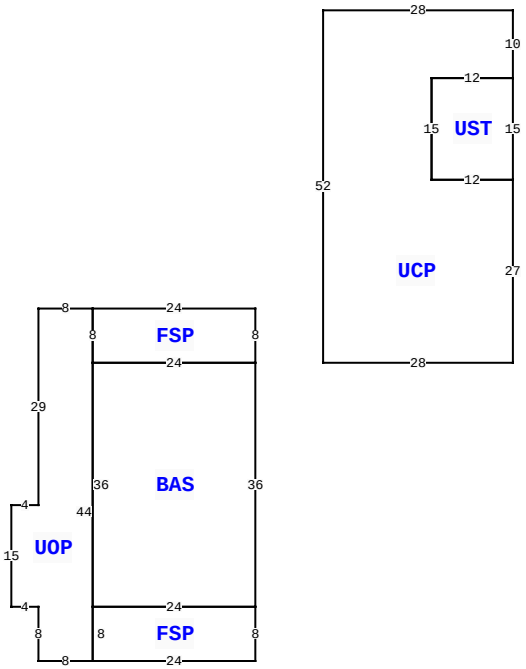
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1316.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	67,931
FSP	192	40		77	6,054
FSP	192	40		77	6,054
UCP	1,276	20		255	20,049
UOP	476	20		95	7,469
UST	180	45		81	6,369
TOTALS	3,180			1,449	113,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,449	108.0000	120.96	175,271	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 864 HX Base Yr



410 NW NYE HUNTER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	113,926
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	9,500
TOTAL MARKET VALUE	123,426
SOH/AGL Deduction	29,654
ASSESSED VALUE	93,772
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,772
TOTAL JUST VALUE	123,426
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0543/0360	7/01/1984	WD	Q	I	01	5,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N8 W24 S8 E24$ BAS= W24 UOP= N8 W8 S29 W4 S15 E4 S8 E8 N44$ S36 FSP= S8 E24 N8 W24$ E24 N36 $ PTR= E10 UCP= E28 N27 UST= N15 W12 S15 E12$ W12 N15 E12 N10 W28 S52$ 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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		RSF/MH	73.00	288.00	1.00	LT		1.00	1.00	1.00	9,500.00	9,500.00	9,500							

REVIEW DATE 05/04/2023 BY JB Total Acres: 0.48 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500 PRINTED 10/06/2025 BY SYS