LOT 14 FALLING CREEK ESTATES S/D
297-408, 305-034, 306-546, 542-4

PAUWELS JENNIFER
434 NW NYE HUNTER DR
LAKE CITY, FL 32055

2026

01-3S-16-01911-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	04	04

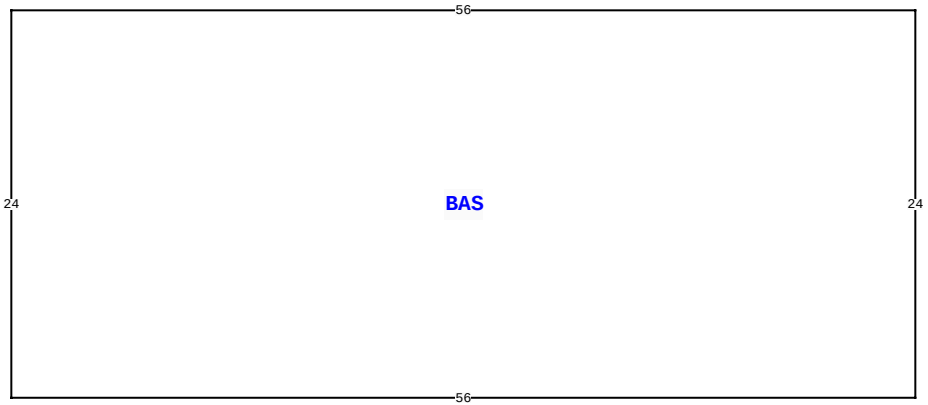
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	1316.0300	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	28,772
TOTALS	1,344			1,344	28,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	89.2050	53.52	71,931	1990	1990	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1344 HX Base Yr



434 NW NYE HUNTER DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	28,772
TOTAL MARKET OB/XF VALUE	10,100
TOTAL LAND VALUE - MARKET	9,500
TOTAL MARKET VALUE	48,372
SOH/AGL Deduction	3,254
ASSESSED VALUE	45,118
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,118
TOTAL JUST VALUE	48,372
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,372

XFOB:1:1: CONCORD M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30435	M H	0	09/04/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1439/1997	6/11/2021	QC	U	I	11	5,000
GRANTOR: PAUWELS DAVID ARTHUR						
GRANTEE: PAUWELS JENNIFER						
0981/2492	4/30/2003	WD	Q	I		32,000
GRANTOR: ARTHUR E CUTCHER						
GRANTEE: DAVID ARTHUR & JENN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S24 E56 N24$.

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	20	25	500.00	UT	12.00	12.00	30	2009	2009	3	30	1,800	
5	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 10,100

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	0200	C	MBL HM	0		RSF/MH	82.00	225.00	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: 0.42 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500 PRINTED 10/06/2025 BY SYS