

THRIFT TIMOTHY
212 NW NYE HUNTER DR
LAKE CITY, FL 32055

01-3S-16-01911-015

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structure03

PREFIN MTL 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating TypeBedrooms Bathrooms StoriesArchitectual Units Condition Adj Kitchen Adjus

03050314080304
COMP SHNGL 100 DRYWALL 100 CARPET 90 SHT VINYL 10 CENTRAL 100 AIR DUCTED 100
3 100 2 100 1. 100
01 CONV 100 0 100 03 03 100 01 01 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

05 050200MOBILE HOME

MKT AREA 03

1316.03001.00/

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BASUOPUOP

1,62020021610025251,620505446,2281,4271,541

TOTALS2,0361,72449,196

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10190FPLC PF00001.00UT1,200.001,200.001001993199331001,200

20296SHED METAL00012221.00UT0.000.00100199319933100800

39945Well/Sept000001.00UT7,000.007,000.0010031007,000

40070CARPORT UF000001.00UT0.000.00100199319933100100

50070CARPORT UF0001220240.00UT2.002.006020092009360288

TOTAL OB/XF

9,388

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10102CSFR/MH0RSF/MH82.00213.001.00LT1.001.001.009,500.009,500.009,500

REVIEW DATE05/04/2023BYJB

Total Acres: 0.40Total Land Value: 9,500Market: 0Agricultural: 0Common: 9,500

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYB ECON FNCTNORM % COND

0800021,724118.900071.34122,990198819880060.0040.00

1 MOBILE HME - 0% - 2023Heated Area: 1620HX Base Yr

27272727

182010

428

BASUOP

BLD DATEXF DATEINC DATE

04/22/2025MLU

COLUMBIA COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE

49,196

TOTAL MARKET OB/XF VALUE

9,388

TOTAL LAND VALUE - MARKET

9,500

TOTAL MARKET VALUE

68,084

SOH/AGL Deduction

5,439

ASSESSED VALUE

62,645

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

62,645

TOTAL JUST VALUE

68,084

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

56,950

XFOB:1:1: CYPRESS M H

LAND:1:1: 0.75 AC.

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQ U V I RSN CD SALE PRICE

1467/26526/01/2022QC U I 11100

GRANTOR: THRIFT JEAN S

GRANTEE: THRIFT TIMOTHY

1189/24223/03/2010QC U I 11100

GRANTOR: TERRY L THRIFT

GRANTEE: TERRY L & JEAN S TH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E18 UOP= S10 E20 N10 W20\$ E42 UOP= E8 N27 W8 S27\$ N27\$.