LOT 16 FALLING CREEK ESTATES S/D
727-654, 855-1926, 918-2261, 921

LASHLEY JOE
454 NW NYE HUNTER DR
LAKE CITY, FL 32055

2026

01-3S-16-01911-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

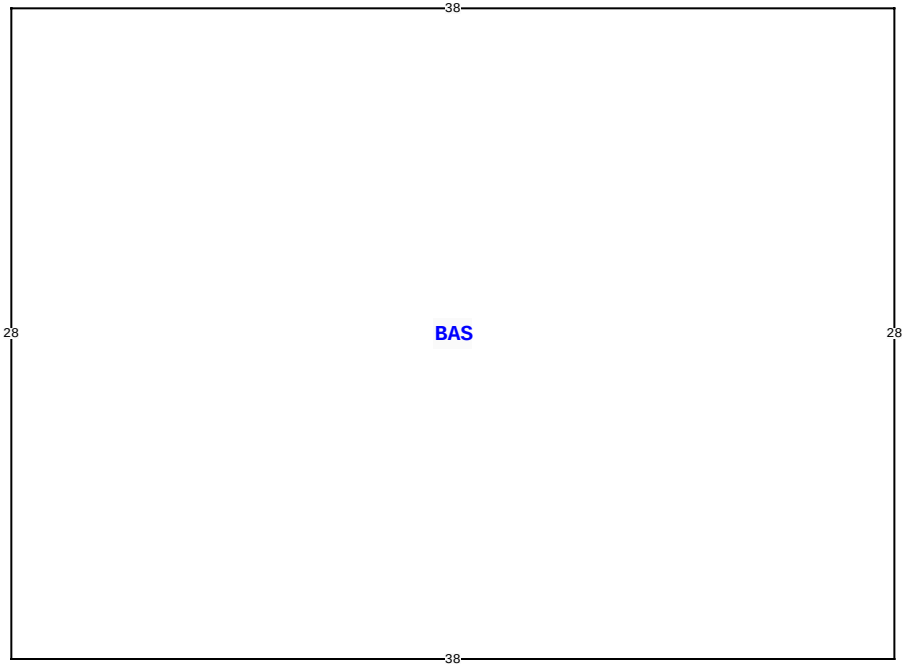
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
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	1,064	100		1,064	28,526
TOTALS	1,064			1,064	28,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,064	34.2000	38.30	40,751	2013	2013	0	0	0	30.00	70.00

3 SINGLE FAM 100% - 2016 Heated Area: 1064 HX Base Yr 2016



454 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		28,526
TOTAL MARKET OB/XF VALUE		8,900
TOTAL LAND VALUE - MARKET		9,500
TOTAL MARKET VALUE		46,926
SOH/AGL Deduction		11,912
ASSESSED VALUE		35,014
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,014
TOTAL JUST VALUE		46,926
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		47,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/2776	1/08/2025	QC	U	I	11	100
GRANTOR: LASHLEY JOE						
GRANTEE: LASHLEY JOE						
1260/1841	8/29/2013	QC	U	I	11	100
GRANTOR: DAVID LASHLEY						
GRANTEE: JOE & KERI LASHLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S28 E38 N28$.

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	2013	2013	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	700	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,900

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/MH	82.00	375.00	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: 0.71 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500 PRINTED 10/06/2025 BY SYS