LOTS 17 & 18 FALLING CREEK ESTAT
474-47, 533-362, 871-607,

ELLIS JAMES D JR
496 NW NYE HUNTER DRIVE
LAKE CITY, FL 32055

2026

01-3S-16-01911-018

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

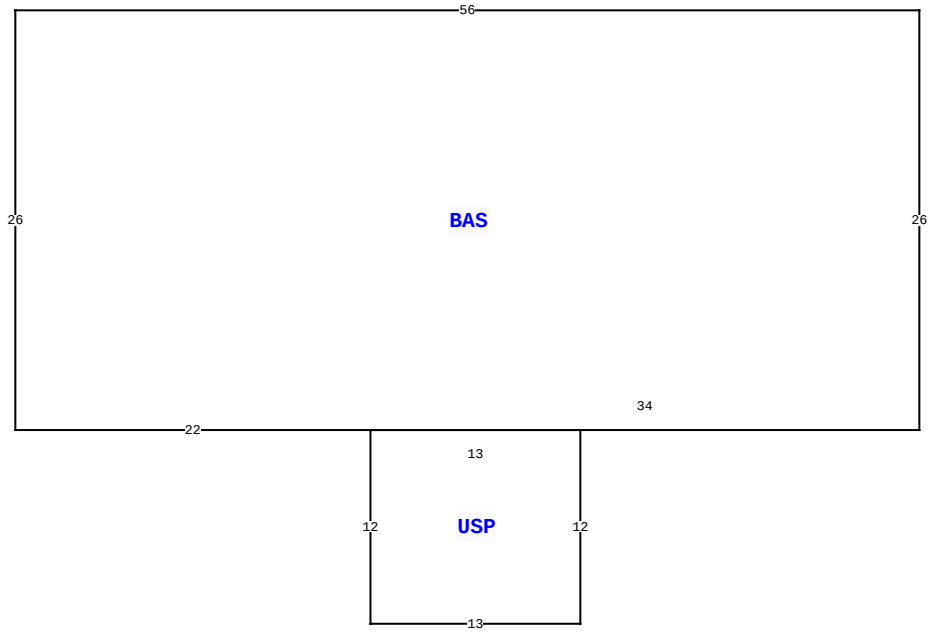
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,456	100		1,456	30,477
USP	156	35		55	1,151
TOTALS	1,612			1,511	31,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,511	87.2100	52.33	79,071	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1456 HX Base Yr



496 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		31,628
TOTAL MARKET OB/XF VALUE		11,096
TOTAL LAND VALUE - MARKET		17,100
TOTAL MARKET VALUE		59,824
SOH/AGL Deduction		23,664
ASSESSED VALUE		36,160
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		11,160
TOTAL JUST VALUE		59,824
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		59,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S26 E22 USP= S12 E13 N12 W13$ E34 N26$.

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	800.00	800.00	50	1993	1993	3	50	400	
2	0296	SHED METAL	0	100	28	12	336.00	UT	11.00	11.00	100	2009	2009	3	100	3,696	
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 11,096

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	0102	C	SFR/MH	100		RSF/MH	105.00	285.00	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: 0.69 Total Land Value: 17,100 Market: 0 Agricultural: 0 Common: 17,100 PRINTED 10/06/2025 BY SYS