

LOT 19 FALLING CREEK ESTATES
459 731, 703-592, 789-2297, 797-

THRIFT TIM/PAUWELS JENNIFER
212 NW NYE HUNTER DR
LAKE CITY, FL 32055

2026

01-3S-16-01911-019



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 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	02	02
DOR CODE	0200 MOBILE HOME	
MAP NUM		03
NEIGHBORHOOD/LOC	1316.0300	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,440	100
FCP	207	25
FOP	333	35
TOTALS	1,980	1,609
		30,494

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
1	0031	BARN, MT AE	0	0	30	36	1.00	UT	0.00	100	2017	2017	3	100	9,500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	

LAND DESCRIPTION			TOTAL OB/XF 16,500													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0200	C	MBL HM	0		RSF/M	35.00	264.00	1.00	LT		1.00	1.00	1.00	9,500.00	9,500.00

REVIEW DATE 05/04/2023 BY JB

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,609	78.9650	47.38	76,234	1973	1980	0	0	0 60.00	40.00
1 MOBILE HME 0% - 2024											
Heated Area: 1440 HX Base Yr											
FOP FCP BAS											
514 NW NYE HUNTER DR, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/22/2025 MLU											

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
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Total Acres: 0.82 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY				Tax Group: 3	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				30,494	
TOTAL MARKET OB/XF VALUE				16,500	
TOTAL LAND VALUE - MARKET				9,500	
TOTAL MARKET VALUE				56,494	
SOH/AGL Deduction				0	
ASSESSED VALUE				56,494	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				56,494	
TOTAL JUST VALUE				56,494	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				56,494	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13761	RECONNECT	50	03/13/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1484/572	2/07/2023	QC	U	I	11	1,000	
GRANTOR: PERREAULT DALE							
GRANTEE: THRIFT TIM							
1293/0964	4/18/2015	QC	U	I	11	7,000	
GRANTOR: REBECCA FRANCIS PAUWE							
GRANTEE: DALE & BOBBI PERREA							

BUILDING NOTES																
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BUILDING DIMENSIONS																
FCP= N9 W23 S9 E23\$ BAS= W23FOP= N9 W37 S9 E37\$ W37 S24 E60N24\$.																