LOT 20 FALLING CREEK ESTATES S/D
518-442, 914-2316, LE 1118-75, C

ELLIS CHRISTOPHER J/BREWER ANNA
536 NW NYE HUNTER DR
LAKE CITY, FL 32055

2026

01-3S-16-01911-020

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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	05	05

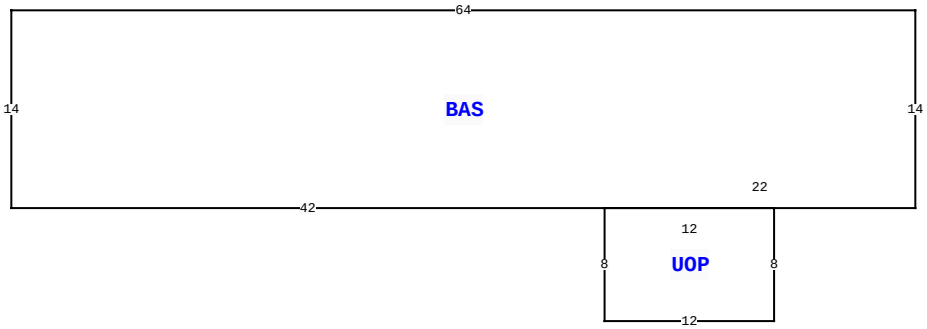
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	1316.0300	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100		896	52,764
UOP	96	25		24	1,414
TOTALS	992			920	54,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	920	113.9000	107.07	98,504	2001	2001	0	0	0	45.00	55.00

2 MANUF 1 100% - 2023 Heated Area: 896 HX Base Yr 2023



536 NW NYE HUNTER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		54,177
TOTAL MARKET OB/XF VALUE		10,100
TOTAL LAND VALUE - MARKET		9,500
TOTAL MARKET VALUE		73,777
SOH/AGL Deduction		4,155
ASSESSED VALUE		69,622
TOTAL EXEMPTION VALUE	HX HB	44,622
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		73,777
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		73,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40855	ELECTRICAL	0	11/06/2020
17808	M H	125	01/09/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1461/219	3/01/2022	WD	Q	I	01	95,000
GRANTOR: PERREAULT DALE						
GRANTEE: ELLIS CHRISTOPHER J						
1425/2409	11/23/2020	WD	U	I	37	25,000
GRANTOR: DARIANO ANTHONY JOHN						
GRANTEE: PERREAULT DALE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S14 E42 UOP= S8 E12 N8 W12$ E22 N14$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1990	1990	3	100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2021	2020		100	2,500	

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	100		RSF/MH	106.00	264.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							

REVIEW DATE 05/04/2023 BY JB Total Acres: 1.00 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500 PRINTED 10/06/2025 BY SYS