LOTS 21 & 22 FALLING CREEK ESTAT
577-250, 711-317, 713-380, DC 14

ANDREU BESSIE COLLEEN
568 NW NYE HUNTER DR
LAKE CITY, FL 32055

2026

01-3S-16-01911-022

BUILDING CHARACTERISTICS

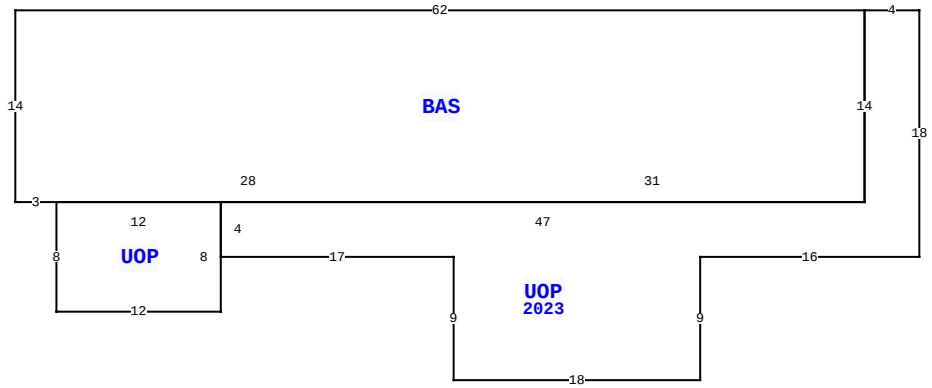
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Stories	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	0202	MOBILE HOME/M 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	868	100		868	23,728
UOP	96	25		24	656
UOP	422	25	2023	106	2,898
TOTALS	1,386			998	27,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	998	113.9000	68.34	68,203	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 868 HX Base Yr



536 NW NYE HUNTER DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		38,215
TOTAL MARKET OB/XF VALUE		13,888
TOTAL LAND VALUE - MARKET		17,100
TOTAL MARKET VALUE		69,203
SOH/AGL Deduction		25,215
ASSESSED VALUE		43,988
TOTAL EXEMPTION VALUE	HX HB	23,704
BASE TAXABLE VALUE		20,284
TOTAL JUST VALUE		69,203
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,203

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=[ORIG=0,0] W62 S14 E3 E28 E31 N14 $
UOP=[YR=2023;ORIG=-47,14] S4 E17 S9 E18 N9 E16 N18 W4 S14 W47 $
UOP=[ORIG=-59,14] S8 E12 N8 W12 $
.

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	0070	CARPORT UF	0	0	0	0	400.00	UT	2.00	2.00	100	2009	2009	3	100	800	
2	0294	SHED WOOD/	0	100	13	20	260.00	UT	12.00	12.00	40	2009	2009	3	40	1,248	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	10	20	200.00	UT	8.00	8.00	40	2009	2009	3	40	640	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
6	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 13,888

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	0.00	0.00	1.00	LT		1.00	1.00	0.90	9,500.00	8,550.00	8,550							
2	0102	C	SFR/MH	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	0.90	9,500.00	8,550.00	8,550							

REVIEW DATE 04/30/2018 BY BC Total Acres: 1.50 Total Land Value: 17,100 Market: 0 Agricultural: 0 Common: 17,100 PRINTED 10/06/2025 BY SYS

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COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03

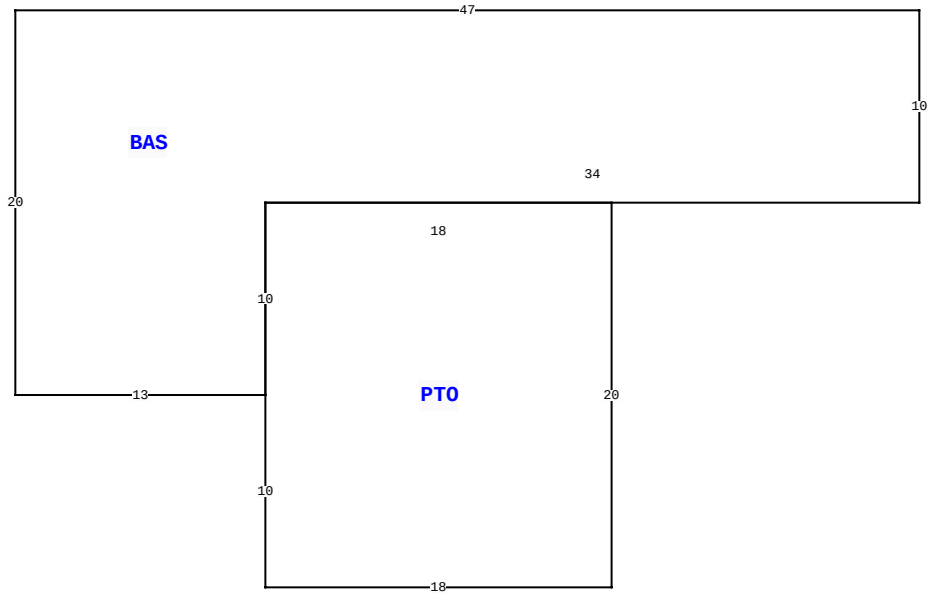
DOR CODE	0202	MOBILE HOME/M HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	1316.0300	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100		600	10,615
PTO	360	5		18	318
TOTALS	960			618	10,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	618	73.7100	44.23	27,334	1963	1963	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 600 HX Base Yr



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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= W47 S20 E13 PTO= S10 E18 N20 W18 S10$ N10 E34 N10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/30/2018 BY BC Total Acres: 1.50 Total Land Value: 17,100 Market: 0 Agricultural: 0 Common: 17,100 PRINTED 10/06/2025 BY SYS