

LOT 27 FALLING CREEK ESTATES S/D
496-119, 715-506, 837-774, LE 84

THRIFT ROMA JEAN
427 NW NYE HUNTER DR
LAKE CITY, FL 32055

2026

01-3S-16-01911-027

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	03	BELOW AVG. 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	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
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		0200MOBILE 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	976	100		976	19,586
FSP	60	40		24	482
FSP	128	40		51	1,024
TOTALS	1,164			1,051	21,092

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,051	83.6100	50.17	52,729	1991	1991	0	0	0	60.00	40.00
1 MOBILE HME		0% - 2025		Heated Area: 976				HX Base Yr				
												