LOT 28 FALLING CREEK ESTATES S/D
IN SW COR.

MCDOUGALL PATRICIA LEAVY
361 NW NYE HUNTER DRIVE
LAKE CITY, FL 32055

2026

01-3S-16-01911-028

BUILDING CHARACTERISTICS

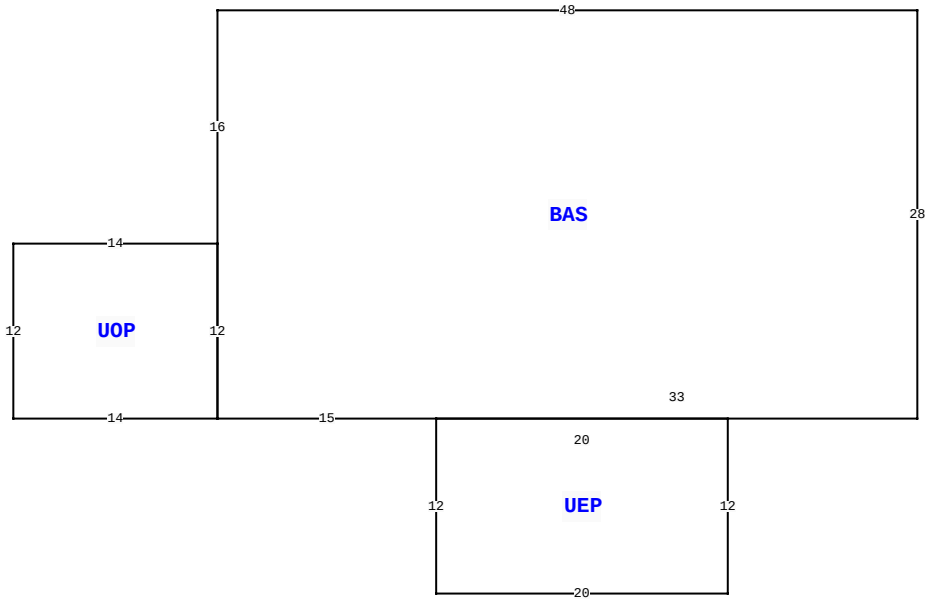
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,344	100		1,344	38,030
UEP	240	70		168	4,754
UOP	168	25		42	1,188
TOTALS	1,752			1,554	43,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,554	117.9000	70.74	109,930	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 1344 HX Base Yr



361 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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	43,972
TOTAL MARKET OB/XF VALUE	9,450
TOTAL LAND VALUE - MARKET	9,500
TOTAL MARKET VALUE	62,922
SOH/AGL Deduction	0
ASSESSED VALUE	62,922
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,922
TOTAL JUST VALUE	62,922
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0616/0674	3/01/1987	SD	Q	I	01	2,000
GRANTOR:						
GRANTEE:						
0504/0489	4/01/1984	AD	Q	V	01	14,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S16 UOP= W14 S12 E14 N12$ S12 E15 UEP= S12 E20 N12 W20$ E33 N28$. N28$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	0	0	0	100.00	UT	6.50	6.50	100	2009	2009	3	100	650	

LAND DESCRIPTION

TOTAL OB/XF 9,450

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	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	9,500.00	9,500.00	9,500							

REVIEW DATE 05/04/2023 BY JB Total Acres: 1.05 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500 PRINTED 10/03/2025 BY SYS