LOT 29 FALLING CREEK ESTATES S/D
425-274, 1006-2885, WD 1146-2248

MANSBACH MARK
341 NW NYE HUNTER DR
LAKE CITY, FL 32055

2026

01-3S-16-01911-029

COLUMBIA COUNTY PROPERTY

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	13	LAM/VNLPLK 100
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	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05

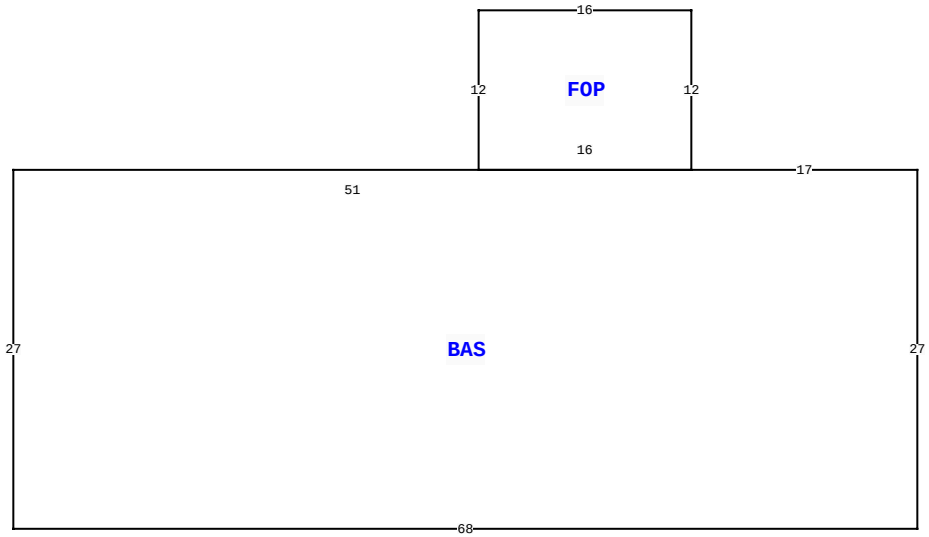
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	1316.0300	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100		1,836	154,653
FOP	192	35		67	5,644
TOTALS	2,028			1,903	160,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,903	130.9000	129.59	246,610	1998	2010	0	0	0	35.00	65.00

1 MANUF 2 100% - 2023 Heated Area: 1836 HX Base Yr 2023



341 NW NYE HUNTER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		160,296
TOTAL MARKET OB/XF VALUE		14,140
TOTAL LAND VALUE - MARKET		9,500
TOTAL MARKET VALUE		183,936
SOH/AGL Deduction		0
ASSESSED VALUE		183,936
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		128,214
TOTAL JUST VALUE		183,936
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045008	Roof Replacement	9,500	07/20/2022
21594	M H	250	03/05/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1482/2727	1/17/2023	LE	U	I	14	100
GRANTOR: MANSBACH MARK						
GRANTEE: MANSBACH MARK (ENH						
1480/1859	12/05/2022	WD	Q	I	01	209,000
GRANTOR: B SIMPLE INVESTMENT P						
GRANTEE: MANSBACH MARK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W17 W51 S27 E68 N27 $
FOP=[ORIG=-17,0] N12 W16 S12 E16 $
.

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	0060	CARPORT F	0	100	18	20	360.00	UT	4.50	4.50	100	2009	2009	3	100	1,620	
2	0296	SHED METAL	0	100	12	30	360.00	UT	12.00	12.00	100	2004	2004	3	100	4,320	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 14,140

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	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: 0.98 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500 PRINTED 10/03/2025 BY SYS