

LOT 31 FALLING CREEK ESTATES S/D
349-560, PB #05-51CP, 1043-693-7

CURL RAYMOND SCOTT
329 NW NYE HUNTER DR
LAKE CITY, FL 32055

2026

01-3S-16-01911-031



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	13	LAM/VNLPLK 80			
Interior Floo	15	HARDTILE 20			
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	02	02 100			
Kitchen Adjus	01	01 100			
Quality	04	04			
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	1,488	100		1,488	36,272
UOP	36	25		9	219
UOP	36	25		9	219
UOP	144	25		36	878
TOTALS	1,704			1,542	37,588

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,542	101.5740	60.94	93,969	1974	1974	0	0	0	60.00	40.00
1 MOBILE HME 100% - 2025 Heated Area: 1488 HX Base Yr 2025												
329 NW NYE HUNTER DR, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/22/2025 MLU												

TOTALS		1,704		1,542	37,588		
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0296	SHED METAL	0	100	0	0	
2	0296	SHED METAL	0	100	0	0	
3	9945	Well/Sept	0	100	0	0	
4	0296	SHED METAL	0	100	0	0	
5	0296	SHED METAL	0	100	0	0	
6	0120	CLFENCE 4	0	100	0	0	
7	0169	FENCE/WOOD	0	100	0	0	
8	0060	CARPORT F	0	100	20	20	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0200	C	MBL HM	100	
REVIEW DATE		05/04/2023		BY	JB