LOT 2 FALLING CREEK ESTATES S/D.
420-70, LE 829-756, QC 1031-2225

THRIFT TIM
514 NW NYE HUNTER DR
LAKE CITY, FL 32055

2027

01-3S-16-01911-002

BUILDING CHARACTERISTICS

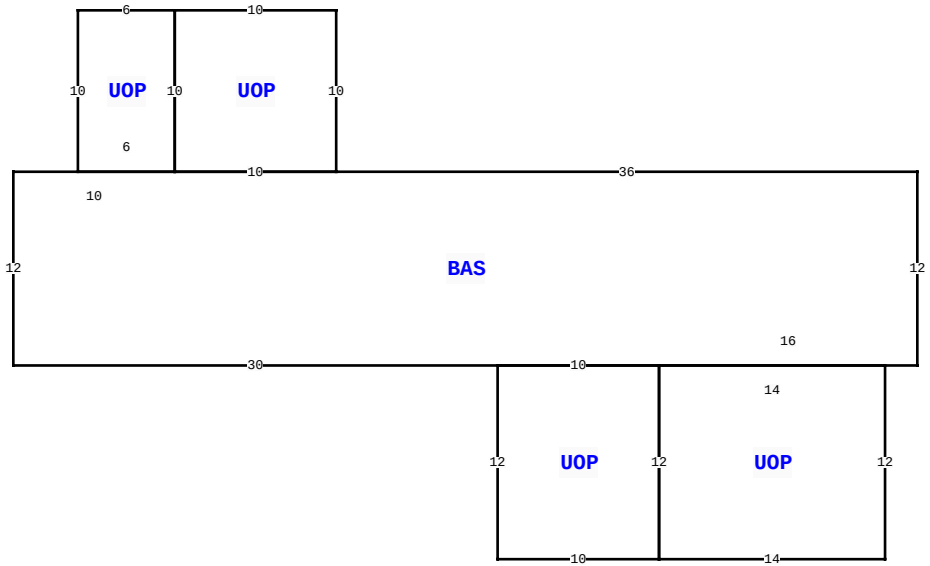
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	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	672	100		672	12,534
UOP	60	25		15	280
UOP	100	25		25	466
UOP	120	25		30	560
UOP	168	25		42	783
TOTALS	1,120			784	14,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	77.7195	46.63	36,558	1973	1973	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1997 Heated Area: 672 HX Base Yr 1997



151 NW CREWS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
2	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	14,623
TOTAL MARKET OB/XF VALUE	14,050
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	40,673
SOH/AGL Deduction	29,122
ASSESSED VALUE	11,551
TOTAL EXEMPTION VALUE	HX HB DX 11,551
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	40,673
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,673

BLDG:2:1: TRVL TRL

XFOB:1:1: TRAVEL TRAILER

SALE:1:1: CHRIS EDWARD MCELHENNY AS REMAINDERMAN

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1561/1478	2/24/2026	QC	U	I	11	100
GRANTOR: CHAMBERS BARBARA GAIL						
GRANTEE: THRIFT TIM						
0829/0756	10/10/1996	QC	U	I		0
GRANTOR: ELLA MAE WALKER						
GRANTEE: BARBARA GAIL CHAMBE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 UOP= N10 W10 S10 E10$ W10 UOP= N10 W6 S10 E6$ W10 S12 E30 UOP= S12 E10 N12 W10$ E10 UOP= S12 E14 N12 W14$ E16 N12$.

LAND DESCRIPTION

TOTAL OB/XF 14,050

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	47.00	237.00	0.50	LT		1.00	1.00	1.00	12,000.00	12,000.00	6,000							
2	0000	C	VAC RES	100		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	12,000.00	12,000.00	6,000							

REVIEW DATE 05/04/2023 BY JB Total Acres: 0.80 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/16/2026 BY SYS