ALL THAT PORTION OF LOT 3 & 4 LY
FALLING CREEK ESTATES S/D.

HUGHES SANRDA C/HUGHES MICHAEL
235 NW NYE HUNTER DR
LAKE CITY, FL 32055

2027

01-3S-16-01911-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 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		1 100
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	0200	MOBILE HOME

MAP NUM | MKT AREA 03

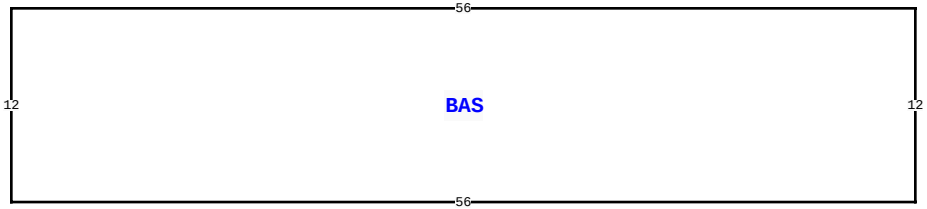
NEIGHBORHOOD/LOC 1316.0300 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	12,760
TOTALS	672			672	12,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	79.1100	47.47	31,900	1975	1975	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2022 Heated Area: 672 HX Base Yr 2022



235 NW NYE HUNTER DR, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	0261	PRCH, UOP	0	100	10	21	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0070	CARPORT UF	0	100	18	18	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	100	12	15	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		12,760
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		12,000
TOTAL MARKET VALUE		29,260
SOH/AGL Deduction		12,930
ASSESSED VALUE		16,330
TOTAL EXEMPTION VALUE	HX HB	16,330
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		29,260
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		29,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/1069	5/14/2026	WD	U	I	11	100
GRANTOR: HUGHES SANDRA C						
GRANTEE: HUGHES SANRDA C						
1474/1045	2/25/2022	WD	U	I	11	0
GRANTOR: HUGHS SANDRA C						
GRANTEE: HUGHS SANDRA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

LAND DESCRIPTION

TOTAL OB/XF 4,500

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	12,000.00	12,000.00	12,000							

REVIEW DATE 05/04/2023 BY JB Total Acres: 0.47 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/16/2026 BY SYS