

BEG NW COR OF E1/2 OF SW1/4 OF N
 FT, S 145 FT, W 294 FT, N 145 FT
 (LOT 4 FALLING CREEK ESTATES REP

THRIFT TIOMTHY
 212 NW NYE HUNTER DR
 LAKE CITY, FL 32055

2026

01-3S-16-01911-005



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 9,520 TOTAL LAND VALUE - MARKET 12,000 TOTAL MARKET VALUE 21,520 SOH/AGL Deduction 598 ASSESSED VALUE 20,922 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 20,922 TOTAL JUST VALUE 21,520 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 19,020											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1467/2655 6/01/2022 QC U I 11 100 GRANTOR: THRIFT JEAN S GRANTEE: THRIFT TIOMTHY 0795/1475 9/16/1980 WD Q V 4,200 GRANTOR: W E & BETTY B CREWS GRANTEE: TERRY L & JEAN S TH											
																				BUILDING NOTES											
																				BUILDING DIMENSIONS											
DOR CODE 9901 AC/XFOB 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										212 NW NYE HUNTER DR, LAKE CITY BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2026 MLU										SALE:1:1: LOT 4 FALLING CREEK ESTATES											
PERMIT NUM DESCRIPTION AMT ISSUED																															
TOTALS																															
EXTRA FEATURES																															
L N	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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100															
2	0296	SHED METAL	0	0	10	12	120.00	UT	11.00	11.00	100	2008	2008	3	100	1,320															
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000															
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400															
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600															
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100															
										TOTAL OB/XF 9,520																					
LAND DESCRIPTION										TOTAL OB/XF																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0000	C	VAC RES	0		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: 0.98 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 06/09/2026 BY SYS																															