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

2027

01-3S-16-01911-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

212 NW NYE HUNTER DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

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	0
ASSESSED VALUE	21,520
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	21,520
TOTAL JUST VALUE	21,520
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	21,520

SALE:1:1: LOT 4 FALLING CREEK ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

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	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	

LAND DESCRIPTION

TOTAL OB/XF 9,520

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	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 11/16/2026 BY SYS