COMM NW COR OF E1/2 OF SW1/4 OF
FT FOR POB, RUN E 294 FT TO W R/
130 FT, W 294 FT, N 130 FT TO PO

DRAWDY AVORN EUGENE/DRAWDRY LINDA S
264 NW NYE HUNTER DRIVE
LAKE CITY, FL 32055

2027

01-3S-16-01911-006

BUILDING CHARACTERISTICS

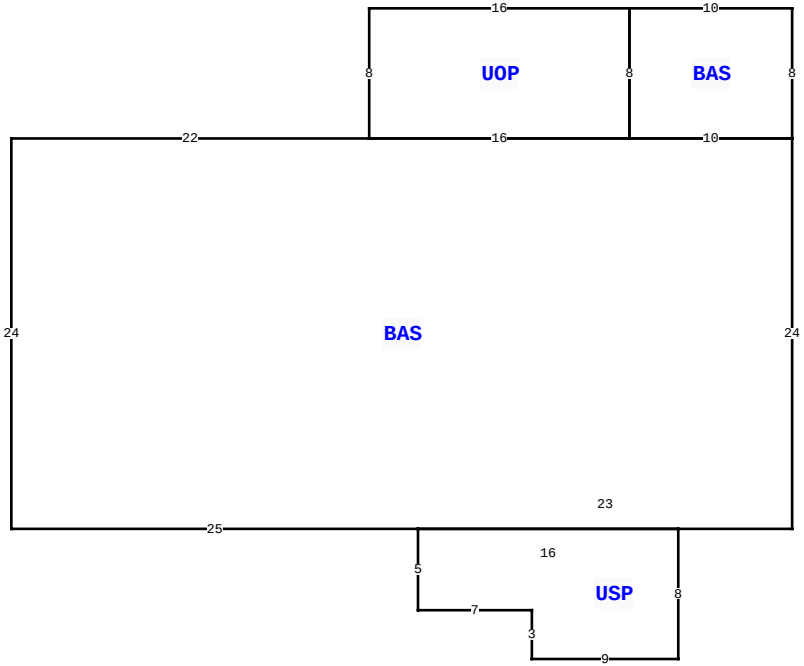
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	80	100		80	1,882
BAS	1,152	100		1,152	27,100
UOP	128	25		32	753
USP	107	35		37	870
TOTALS	1,467			1,301	30,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,301	98.0100	58.81	76,512	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1998 Heated Area: 1232 HX Base Yr 1998



262 NW NYE HUNTER DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	30,605
TOTAL MARKET OB/XF VALUE	16,342
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	58,947
SOH/AGL Deduction	26,795
ASSESSED VALUE	32,152
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	7,152
TOTAL JUST VALUE	58,947
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,947

SALE:3:1: LOT 6 FALLING CREEK ESTATES WITH MH - RE

SALE:2:1: LOT 6 FALLING CREEK ESTATES WITH MH

XFOB:1:1: PEACHTREE ID#KBGASNA423574 & NB ORB 790-

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35127	M H	325	03/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1102/1263	11/10/2006	WD	Q	I	04	18,000
GRANTOR: DALE C FERGUSON(PR FO						
GRANTEE: AVORN EUGENE & LIND						
0822/1398	5/24/1996	AA	U	I	13	0
GRANTOR: RANDY & RHONDA SUE ST						
GRANTEE: AVORN EUGENE & LIND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S24 E25 USP= S5 E7 S3 E9 N8 W16$ E23 N24 BAS= N8 W10 S8 E10$ W10 UOP= N8 W16 S8 E16$ W16$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1984	1984	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
8	0070	CARPORT UF	0	100	16	20	320.00	UT	2.00	2.00	100	2008	2008	3	100	640	
9	0081	DECKING WI	0	100	12	16	192.00	UT	9.50	9.50	50	2008	2008	3	50	912	
10	0294	SHED WOOD/	0	100	16	15	240.00	UT	12.00	12.00	50	2008	2008	3	50	1,440	

TOTAL OB/XF 15,342

LAND DESCRIPTION

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: 0.88 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/16/2026 BY SYS

COMM NW COR OF E1/2 OF SW1/4 OF
FT FOR POB, RUN E 294 FT TO W R/
130 FT, W 294 FT, N 130 FT TO PO

DRAWDY AVORN EUGENE/DRAWDRY LINDA S
264 NW NYE HUNTER DRIVE
LAKE CITY, FL 32055

2027

01-3S-16-01911-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

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

BLD DATE		LGL DATE	05/07/2026 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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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
11	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

TOTAL OB/XF 1,000

LAND DESCRIPTION

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

REVIEW DATE 05/04/2023 BY JB Total Acres: 0.88 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/16/2026 BY SYS