

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

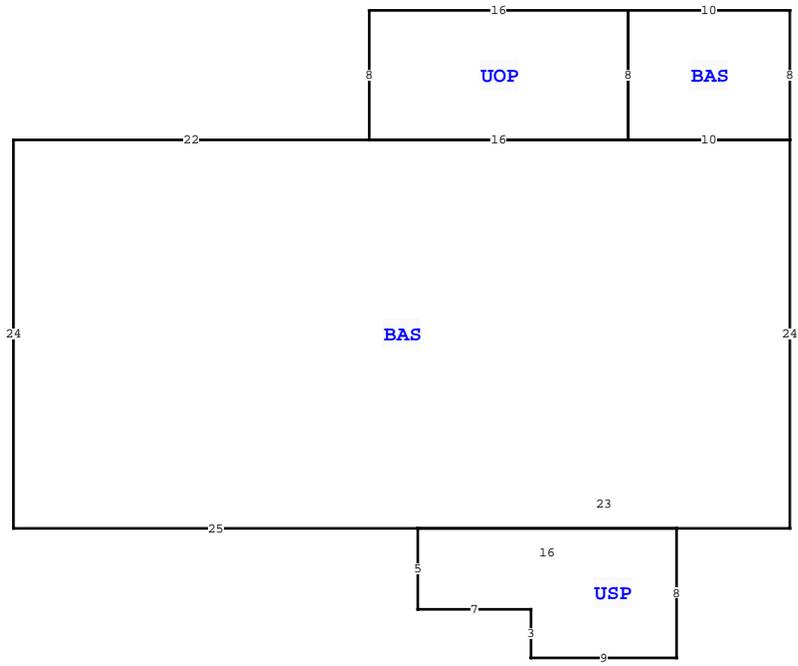
2026

01-3S-16-01911-006



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 Floor	14	CARPET	90
Interior Floor	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
BAS	80	100	
BAS	1,152	100	
UOP	128	25	
USP	107	35	
TOTALS	1,467		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	100%	1998									Heated Area: 1232	HX Base Yr 1998



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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			30,605
TOTAL MARKET OB/XF VALUE			16,342
TOTAL LAND VALUE - MARKET			9,500
TOTAL MARKET VALUE			56,447
SOH/AGL Deduction			25,231
ASSESSED VALUE			31,216
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			6,216
TOTAL JUST VALUE			56,447
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			56,447

SALE:3:1: LOT 6 FALLING CREEK ESTATES WITH MH - RE
 SALE:2:1: LOT 6 FALLING CREEK ESTATES WITH MH
 XFPOB: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

BLD DATE		LGL DATE	
04/22/2025	MLU		

BUILDING NOTES	
262 NW NYE HUNTER DR, LAKE CITY	

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																
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	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

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	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	9,500.00	9,500.00	9,500							

