

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

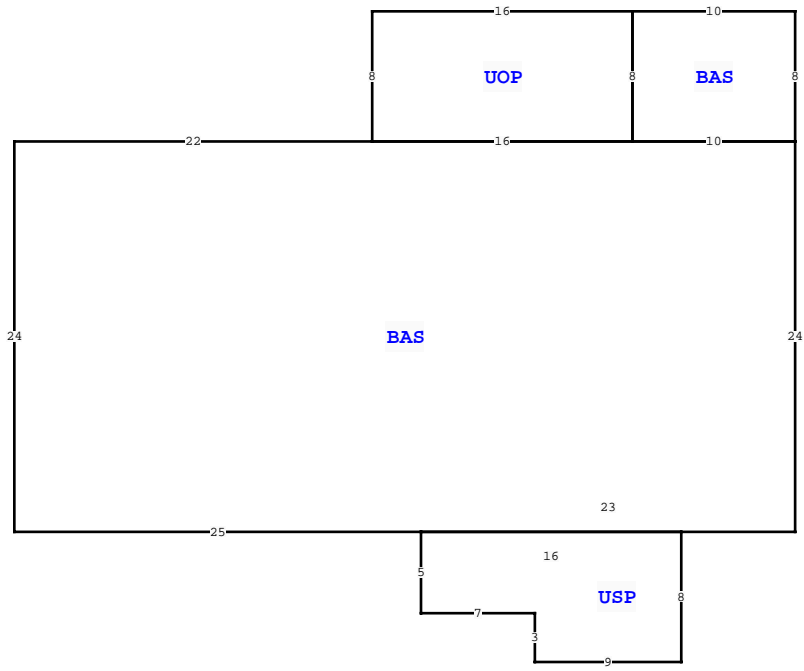
2026

01-3S-16-01911-006



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
14	PREFIN MT 100				
04	PLYWOOD 100				
14	CARPET 90				
08	SHT VINYL 10				
02	WINDOW 100				
02	CONVECTION 100				
3	100				
2	100				
1.	1. 100				
01	CONV 100				
0	100				
03	03 100				
01	01 100				
03	03				
0200	MOBILE HOME				
			03		
		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	60.00	40.00
1 MOBILE HME 100% - 1998 Heated Area: 1232 HX Base Yr 1998											



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		27,731	
ASSESSED VALUE		31,216	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		6,216	
TOTAL JUST VALUE		58,947	
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						

EXTRA FEATURES		262 NW NYE HUNTER DR, LAKE CITY														
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

TOTAL OB/XF												15,342												
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	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				

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