LOT 7 FALLING CREEK ESTATES S/D.
321-474, 904-151, CT 1404-1354,

JOWERS JUSTIN D
296 NW NYE HUNTER DR
LAKE CITY, FL 32055

2027

01-3S-16-01911-007

BUILDING CHARACTERISTICS

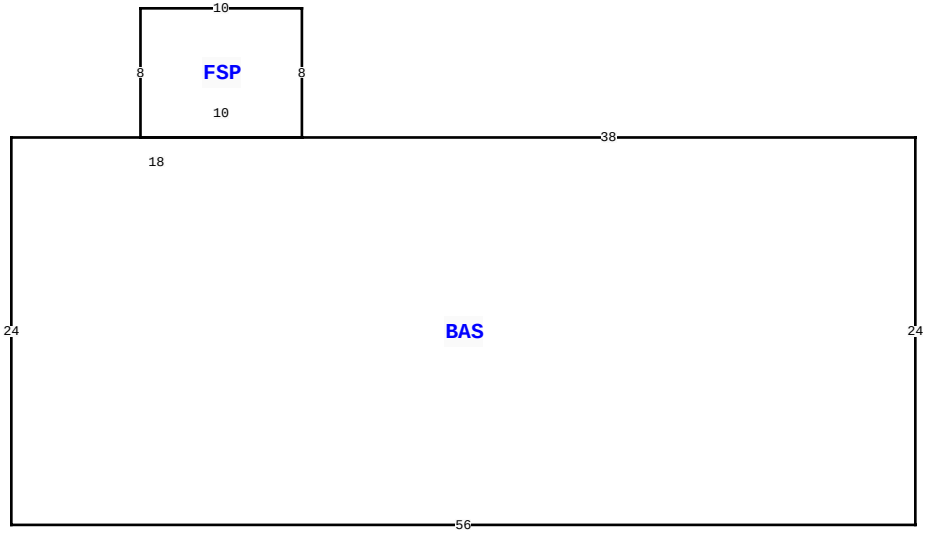
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,344	100		1,344	78,304
FSP	80	40		32	1,865
TOTALS	1,424			1,376	80,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,376	113.9000	105.93	145,760	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 0% - 2022 Heated Area: 1344 HX Base Yr



296 NW NYE HUNTER DR, LAKE CITY

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

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	0070	CARPORT UF	0	0	12	20	240.00	UT	2.00	2.00	100	2009	2009	3	100	480	
2	0296	SHED METAL	0	0	10	10	100.00	UT	11.00	11.00	50	2009	2009	3	50	550	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	80,168
TOTAL MARKET OB/XF VALUE	8,030
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	100,198
SOH/AGL Deduction	0
ASSESSED VALUE	100,198
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,198
TOTAL JUST VALUE	100,198
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,060

LAND:1:1: 0.88 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17039	M H	125	06/02/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1438/493	5/18/2021	WD	U	I	12	65,000
GRANTOR: THE SECRETARY OF HOUS						
GRANTEE: JOWERS JUSTIN D						
1427/298	12/15/2020	WD	U	I	18	0
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: THE SECRETARY OF HO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 FSP= N8 W10 S8 E10$ W18 S24 E56 N24$.

LAND DESCRIPTION

TOTAL OB/XF 8,030

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	0		RSF/MH	130.00	294.00	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