

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

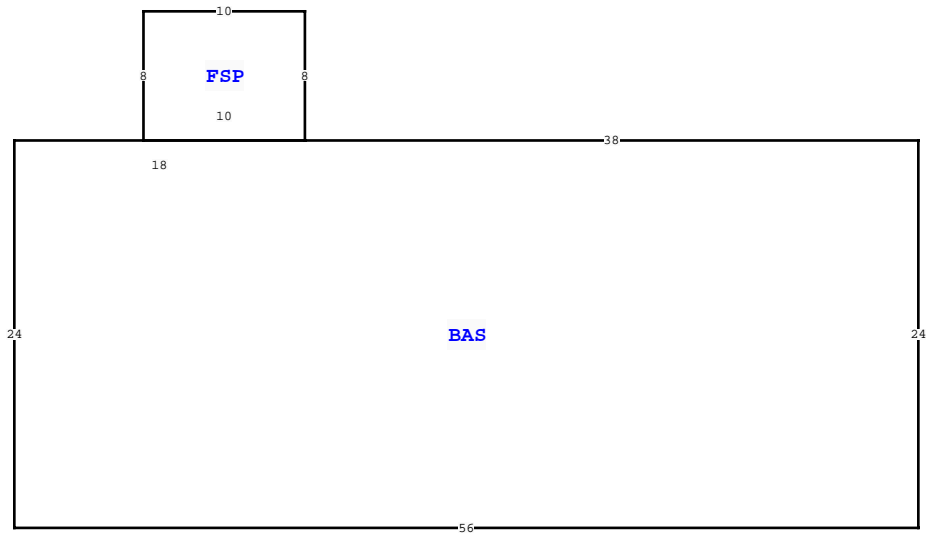
JOWERS JUSTIN D
296 NW NYE HUNTER DR
LAKE CITY, FL 32055

2026

01-3S-16-01911-007
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	1,344	100	
FSP	80	40	
TOTALS	1,424		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	0%	- 2022	Heated Area: 1344		HX Base Yr						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			81,030
TOTAL MARKET OB/XF VALUE			8,030
TOTAL LAND VALUE - MARKET			12,000
TOTAL MARKET VALUE			101,060
SOH/AGL Deduction			8,474
ASSESSED VALUE			92,586
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			92,586
TOTAL JUST VALUE			101,060
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			98,560
LAND:1:1: 0.88 AC.			

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						

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	0070	CARPORT UF	0	0	12	20	240.00	UT	2.00	100	2009	2009	3	100	480	
2	0296	SHED METAL	0	0	10	10	100.00	UT	11.00	50	2009	2009	3	50	550	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	
														TOTAL OB/XF	8,030	

LAND DESCRIPTION																								
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	0		RSF/ME	30.00	294.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							