

LOT 8 FALLING CREEK ESTATES S/D.
379-592, 701-257, 773-175, 905-3

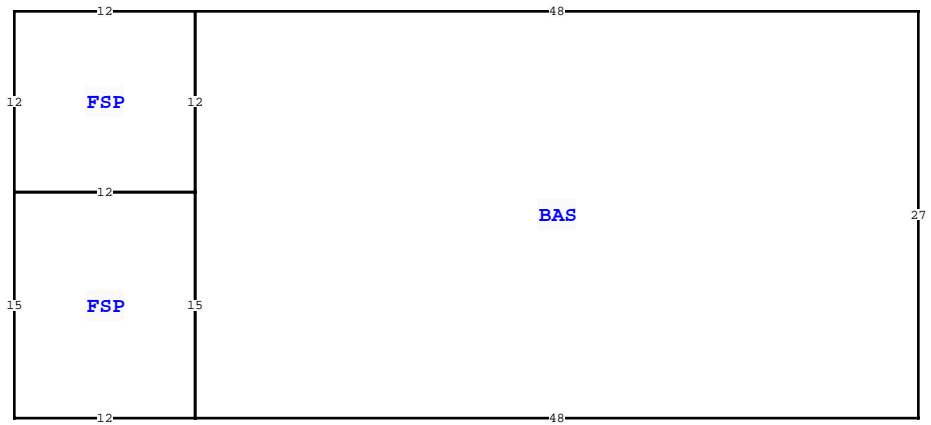
DRAACK ZACKARI
318 NW NYE HUNTER DR
LAKE CITY, FL 32024

2026

01-3S-16-01911-008
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	01 MINIMUM 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				
Architctual	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	1,296	100		1,296	72,299
FSP	144	40		58	3,236
FSP	180	40		72	4,017
TOTALS	1,620			1,426	79,551

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,426	107.9000	101.43	144,639	1993	1993	0	0	45.00	55.00		
1 MANUF 1 100% - 2023 Heated Area: 1296 HX Base Yr 2023													



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		79,551
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		12,000
TOTAL MARKET VALUE		99,051
SOH/AGL Deduction		11,145
ASSESSED VALUE		87,906
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		36,495
TOTAL JUST VALUE		99,051
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6727	M H	60	01/06/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1561/2536	2/12/2026	QC	U	I	11	100
GRANTOR: RUFFO RENEE M						
GRANTEE: DRAACK ZACKARI						
1488/2278	4/21/2023	QC	U	I	11	100
GRANTOR: RUFFO JEFFERY L						
GRANTEE: RUFFO RENEE M						

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	0294	SHED WOOD/	0	100	0	0	0	0	0.00	100	1993	1993	3	100	200	
2	0296	SHED METAL	0	100	0	0	0	0	0.00	100	2009	2009	3	100	200	
3	9945	Well/Sept	0	100	0	0	0	0	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	0	0	0.00	100	2009	2009	3	100	100	

TOTAL OB/XF														7,500				
318 NW NYE HUNTER DR, LAKE CITY														BLD DATE		LGL DATE	05/07/2026	MLU
														XF DATE		LAND DATE		
														INC DATE		AG DATE		

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W48 FSP= W12 S12 E12 N12\$ S12 FSP= W12 S15 E12 N15\$ S15 E48 N27\$.													

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	DPH 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/ME	30.00	294.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							