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

2027

01-3S-16-01911-008

BUILDING CHARACTERISTICS

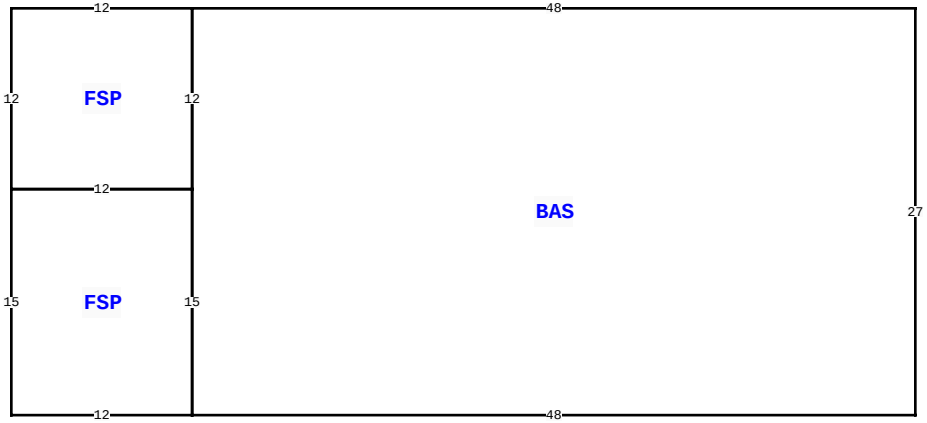
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
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	1,296	100		1,296	71,530
FSP	144	40		58	3,201
FSP	180	40		72	3,974
TOTALS	1,620			1,426	78,704

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	100.35	143,099	1993	1993	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 1296 HX Base Yr 2023



318 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		78,704
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		12,000
TOTAL MARKET VALUE		98,204
SOH/AGL Deduction		7,661
ASSESSED VALUE		90,543
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		39,132
TOTAL JUST VALUE		98,204
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,051

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						

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 7,500

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	100		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