

LOT 9 FALLING CREEK ESTATES S/D.
297-28, PB #00-59CP, 918-08, PR

BYRD RANDALL E/BYRD CANDICE L
354 NW NYE HUNTER DR
LAKE CITY, FL 32055

2026

01-3S-16-01911-009
VALUATION SUMMARY PAGE 1 of 1

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 Units	01	CONV	100
		0	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	1,512	100	
TOTALS	1,512		93,896

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
20201	02	1,512	113.9000	107.07	161,890	2008	2008	0	0	42.00	58.00	
1 MANUF 1 0% - 0 Heated Area: 1512 HX Base Yr												
BLD DATE		LGL DATE								04/22/2025	MLU	
XF DATE		LAND DATE										
INC DATE		AG DATE										

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	93,896		
TOTAL MARKET OB/XF VALUE	9,550		
TOTAL LAND VALUE - MARKET	9,500		
TOTAL MARKET VALUE	112,946		
SOH/AGL Deduction	0		
ASSESSED VALUE	112,946		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	112,946		
TOTAL JUST VALUE	112,946		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	117,803		
PERMIT NUM	DESCRIPTION	AMT	ISSUED
27604	M H	584	01/29/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1164/1519	12/19/2008	WD	Q	V		21,500
GRANTOR: LISA CAMPBELL & CHARL						
GRANTEE: RANDALL & CANDICE B						
0918/0013	1/02/2001	PR	Q	V	01	100
GRANTOR: L CAMPBELL AS PR						
GRANTEE: LISA V CAMPBELL, CH						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2013
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013

TOTAL OB/XF												
9,550												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0200	C	MBL HM	0		RSF/ME	30.00	294.00	1.00	LT		1.00

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W56 S27 E56 N27S.												

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	0		RSF/ME	30.00	294.00	1.00	LT		1.00	1.00	1.00	9,500.00	9,500.00	9,500							