LOTS 10 & 11 FALLING CREEK ESTAT
313-249, 740-1529,

BYRD JIMMY D/BYRD BARBARA MITCHELL
372 NW NYE HUNTER DRIVE
LAKE CITY, FL 32055

**2027**

**01-3S-16-01911-010**

## 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 | | 5 100 |
| Bathrooms | | 1.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 03

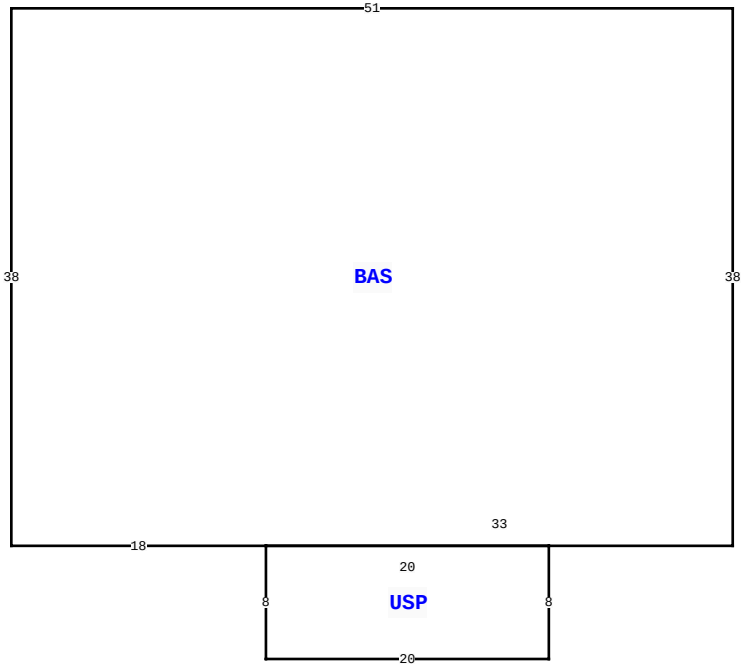
NEIGHBORHOOD/LOC 1316.0300 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,938 | 100 | | 1,938 | 131,941 |
| USP | 160 | 35 | | 56 | 3,812 |
| TOTALS | 2,098 | | | 1,994 | 135,754 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,994 | 95.2200 | 104.74 | 208,852 | 1994 | 1994 | 0 | 0 | 0 | 35.00 | 65.00 |

2 SINGLE FAM 100% - 0 Heated Area: 1938 HX Base Yr




372 NW NYE HUNTER DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/08/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 | 2001 | 2001 | 3 | 100 | 400 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 24 | 24 | 576.00 | UT | 12.00 | 12.00 | 50 | 2009 | 2009 | 3 | 50 | 3,456 | |
| 3 | 0070 | CARPORT UF | 0 | 100 | 15 | 17 | 255.00 | UT | 2.00 | 2.00 | 100 | 2009 | 2009 | 3 | 100 | 510 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 135,754 |
| TOTAL MARKET OB/XF VALUE | | 4,366 |
| TOTAL LAND VALUE - MARKET | | 21,600 |
| TOTAL MARKET VALUE | | 161,720 |
| SOH/AGL Deduction | | 47,053 |
| ASSESSED VALUE | | 114,667 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 63,256 |
| TOTAL JUST VALUE | | 161,720 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 164,195 |

LAND:1:1: 2.14 AC.
XFOB:1:1: CHIM MH
BLDG:1:1: CHIM MH
SALE:1:1: LOTS 10 & 11 FALLING CREEK ESTATES

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 26749 | MAINT/ALTR | 50 | 02/13/2008 |
| 5758 | ADDN SFR | 1,500 | 02/25/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0740/1529 | 10/25/1990 | WD | Q | V | | 9,000 |

GRANTOR: SAMUEL PENN
GRANTEE: JIMMY BYRD

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W51 S38 E18 USP= S8 E20 N8 W20$ E33 N38$.

## LAND DESCRIPTION

TOTAL OB/XF 4,366

| 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 | 0100 | C | SFR | 100 | | RSF/MH | 66.00 | 294.00 | 2.00 | LT | | 1.00 | 1.00 | 0.90 | 12,000.00 | 10,800.00 | 21,600 | | | | | | | |

REVIEW DATE 05/04/2023 BY JB Total Acres: 1.80 Total Land Value: 21,600 Market: 0 Agricultural: 0 Common: 21,600 PRINTED 11/16/2026 BY SYS