LOT 15 FALLING CREEK ESTATES S/D
358-652, QC 1189-2422, QC 1467-2

THRIFT TIMOTHY
212 NW NYE HUNTER DR
LAKE CITY, FL 32055

2027

01-3S-16-01911-015

BUILDING CHARACTERISTICS

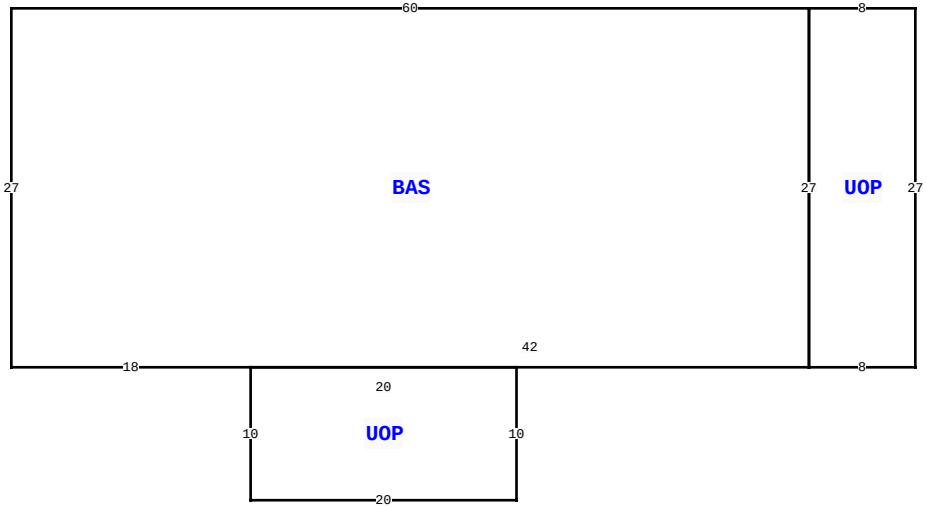
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,620	100		1,620	46,228
UOP	200	25		50	1,427
UOP	216	25		54	1,541
TOTALS	2,036			1,724	49,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,724	118.9000	71.34	122,990	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 1620 HX Base Yr



448 NW NYE HUNTER DR, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0296	SHED METAL	0	0	12	22	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
5	0070	CARPORT UF	0	0	12	20	240.00	UT	2.00	2.00	60	2009	2009	3	60	288	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	49,196
TOTAL MARKET OB/XF VALUE	9,388
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	70,584
SOH/AGL Deduction	0
ASSESSED VALUE	70,584
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,584
TOTAL JUST VALUE	70,584
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,584

XFOB:1:1: CYPRESS M H

LAND:1:1: 0.75 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/2652	6/01/2022	QC	U	I	11	100
GRANTOR: THRIFT JEAN S						
GRANTEE: THRIFT TIMOTHY						
1189/2422	3/03/2010	QC	U	I	11	100
GRANTOR: TERRY L THRIFT						
GRANTEE: TERRY L & JEAN S TH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E18 UOP= S10 E20 N10 W20$ E42 UOP= E8 N27 W8 S27$ N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,388

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	0102	C	SFR/MH	0		RSF/MH	82.00	213.00	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: 0.40 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/16/2026 BY SYS