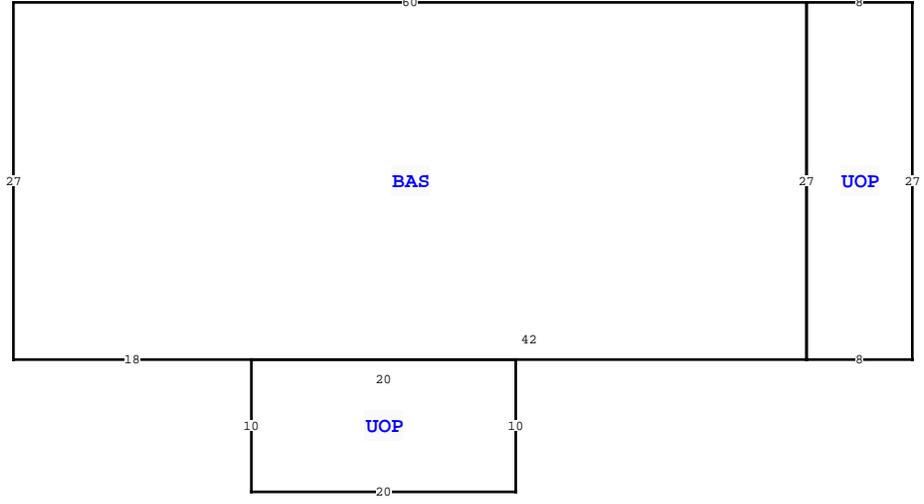


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	27	PREFIN MTL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectual	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
BAS	1,620	100	
UOP	200	25	
UOP	216	25	
TOTALS	2,036		

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	60.00	40.00
1 MOBILE HME 0% - 2023 Heated Area: 1620 HX Base Yr											



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			49,196
TOTAL MARKET OB/XF VALUE			9,388
TOTAL LAND VALUE - MARKET			9,500
TOTAL MARKET VALUE			68,084
SOH/AGL Deduction			0
ASSESSED VALUE			68,084
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			68,084
TOTAL JUST VALUE			68,084
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			68,084
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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100
2	0296	SHED METAL	0	0	12	22	1.00	UT	0.00	0.00	100
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100
5	0070	CARPORT UF	0	0	12	20	240.00	UT	2.00	2.00	60

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
448 NW NYE HUNTER DR, LAKE CITY											
BLD DATE											
XF DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/22/2025 MLU											
INC DATE											

BUILDING NOTES											

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

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0102	C	SFR/MH	0		RSF/MH	82.00	213.00	1.00	LT	1.00