LOT 16 FALLING CREEK ESTATES S/D
727-654, 855-1926, 918-2261, 921

LASHLEY JOE
454 NW NYE HUNTER DR
LAKE CITY, FL 32055

**2027**

**01-3S-16-01911-016**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 01 | MINIMUM 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 02 | MIN PLYWD 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | | N/A 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| Quality | 01 | 01 |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 03

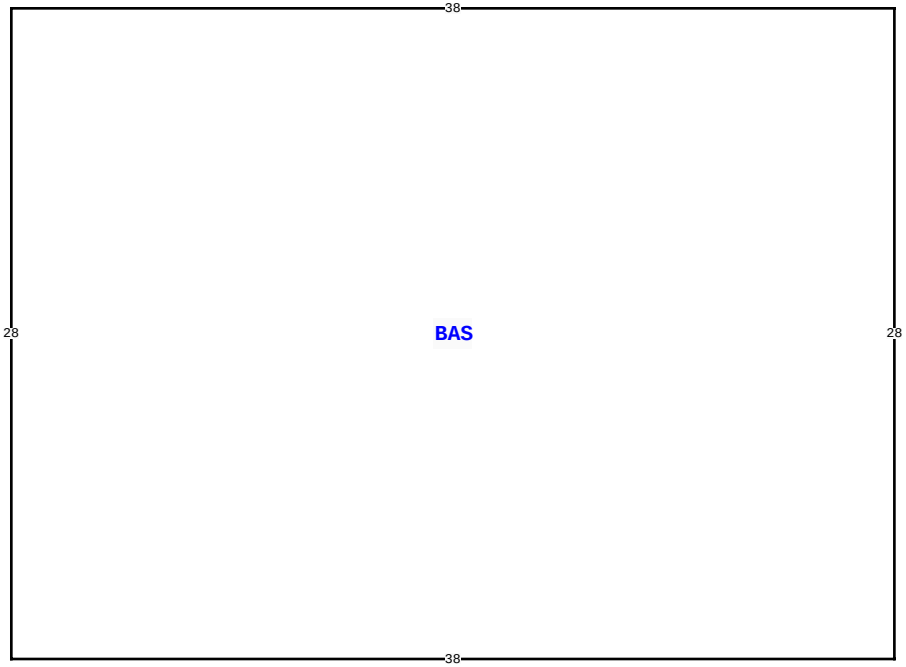
NEIGHBORHOOD/LOC 1316.0300 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,064 | 100 | | 1,064 | 28,020 |
| TOTALS | 1,064 | | | 1,064 | 28,020 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,064 | 34.2000 | 37.62 | 40,028 | 2013 | 2013 | 0 | 0 | 0 | 30.00 | 70.00 |

3 SINGLE FAM 100% - 2016 Heated Area: 1064 HX Base Yr 2016




454 NW NYE HUNTER DR, LAKE CITY

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE 05/07/2026 MLU

## 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 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2013 | 2013 | 3 | 100 | 1,200 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 700 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 28,020 |
| TOTAL MARKET OB/XF VALUE | | 8,900 |
| TOTAL LAND VALUE - MARKET | | 12,000 |
| TOTAL MARKET VALUE | | 48,920 |
| SOH/AGL Deduction | | 12,961 |
| ASSESSED VALUE | | 35,959 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 10,959 |
| TOTAL JUST VALUE | | 48,920 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 49,426 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1530/2776 | 1/08/2025 | QC | U | I | 11 | 100 |
| GRANTOR: LASHLEY JOE | | | | | | |
| GRANTEE: LASHLEY JOE | | | | | | |
| 1260/1841 | 8/29/2013 | QC | U | I | 11 | 100 |
| GRANTOR: DAVID LASHLEY | | | | | | |
| GRANTEE: JOE & KERI LASHLEY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W38 S28 E38 N28$.

## LAND DESCRIPTION

TOTAL OB/XF 8,900

| 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 | 82.00 | 375.00 | 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: 0.71 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/16/2026 BY SYS