LOT 19 FALLING CREEK ESTATES

459 731, 703-592, 789-2297, 797-

THRIFT TIM/PAUWELS JENNIFER
212 NW NYE HUNTER DR
LAKE CITY, FL 32055

2027

01-3S-16-01911-019

BUILDING CHARACTERISTICS

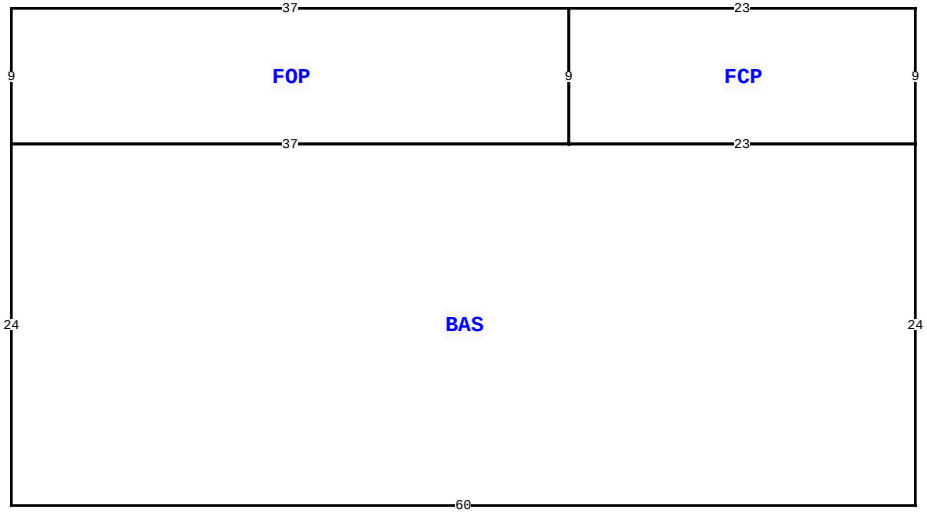
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	02	02
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	1,440	100		1,440	27,291
FCP	207	25		52	986
FOP	333	35		117	2,217
TOTALS	1,980			1,609	30,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,609	78.9650	47.38	76,234	1973	1980	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 1440 HX Base Yr



514 NW NYE HUNTER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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	0031	BARN,MT AE	0	0	30	36	1.00	UT	0.00	0.00	100	2017	2017	3	100	9,500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	30,494
TOTAL MARKET OB/XF VALUE	16,500
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	58,994
SOH/AGL Deduction	0
ASSESSED VALUE	58,994
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,994
TOTAL JUST VALUE	58,994
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13761	RECONNECT	50	03/13/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/572	2/07/2023	QC	U	I	11	1,000
GRANTOR: PERREAULT DALE						
GRANTEE: THRIFT TIM						
1293/0964	4/18/2015	QC	U	I	11	7,000
GRANTOR: REBECCA FRANCIS PAUWE						
GRANTEE: DALE & BOBBI PERREA						

BUILDING NOTES

BUILDING DIMENSIONS

FCP= N9 W23 S9 E23$ BAS= W23FOP= N9 W37 S9 E37$ W37 S24 E60N24$.

LAND DESCRIPTION

TOTAL OB/XF 16,500

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	0200	C	MBL HM	0		RSF/MH	135.00	264.00	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: 0.82 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/16/2026 BY SYS