

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 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	2 100				
Bathrooms	1.5 100				
Stories	1. 100				
Architctual	01 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	05 05				
DOR CODE	0202 MOBILE HOME/M 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	868	100		868	23,728
UOP	96	25		24	656
UOP	422	25	2023	106	2,898
TOTALS	1,386			998	27,281

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 0		68.34	68,203	1986	1986	0	0	40.00

Heated Area: 868 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			38,215
TOTAL MARKET OB/XF VALUE			13,888
TOTAL LAND VALUE - MARKET			21,600
TOTAL MARKET VALUE			73,703
SOH/AGL Deduction			29,669
ASSESSED VALUE			44,034
TOTAL EXEMPTION VALUE	HX HB		23,635
BASE TAXABLE VALUE			20,399
TOTAL JUST VALUE			73,703
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			69,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

EXTRA FEATURES																	
L N	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	0070	CARPORT UF	0	0	0	0	400.00	UT	2.00	2.00	100	2009	2009	3	100	800	
2	0294	SHED WOOD/	0	100	13	20	260.00	UT	12.00	12.00	40	2009	2009	3	40	1,248	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	10	20	200.00	UT	8.00	8.00	40	2009	2009	3	40	640	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
6	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

536 NW NYE HUNTER DR, LAKE CITY												BLD DATE		LGL DATE		
												XF DATE		LAND DATE	05/08/2026	MLU
												INC DATE		AG DATE		

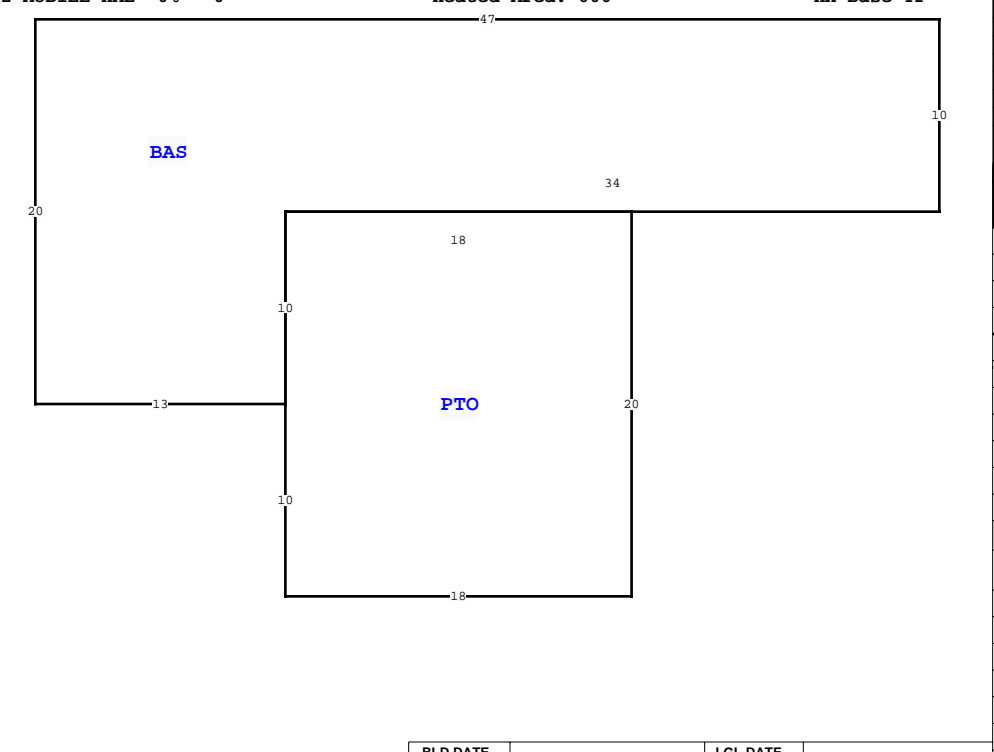
BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W62 S14 E3 E28 E31 N14 \$											
UOP=[YR=2023;ORIG=-47,14] S4 E17 S9 E18 N9 E16 N18 W4 S14 W47 \$											
UOP=[ORIG=-59,14] S8 E12 N8 W12 \$											
.											

LAND DESCRIPTION												TOTAL OB/XF												13,888				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	0.90	12,000.00	10,800.00	10,800											
2	0102	C	SFR/MH	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	0.90	12,000.00	10,800.00	10,800											

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	03 BELOW AVG. 100
Roof Structur	01 FLAT 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	02 WINDOW 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Stories	1. 1. 100
Architctual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	03 03
DOR CODE	0202 MOBILE HOME/M HOME

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	618	73.7100	44.23	27,334	1963	1963	0	0	60.00	40.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100		600	10,615
PTO	360	5		18	318
TOTALS	960			618	10,934

536 NW NYE HUNTER DR, LAKE CITY

L N	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

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W47 S20 E13 PTO= S10 E18 N20 W18 S10\$ N10 E34 N10\$.