LOT 23 FALLING CREEK ESTATES S/D
306-600, 304-492, 752-500, 772-7

PAUWELS JAMES A/PAUWELS REBECCA F
565 NW NYE HUNTER DR
LAKE CITY, FL 32055

2027

01-3S-16-01911-023

BUILDING CHARACTERISTICS

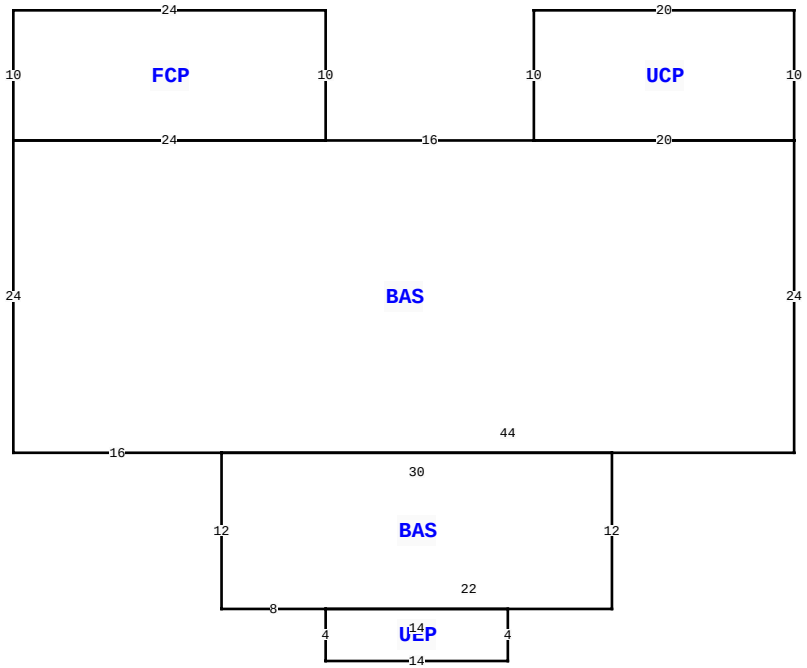
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	360	100		360	8,545
BAS	1,440	100		1,440	34,180
FCP	240	25		60	1,424
UCP	200	20		40	950
UEP	56	70		39	926
TOTALS	2,296			1,939	46,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,939	98.9000	59.34	115,060	1977	1977	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2006 Heated Area: 1800 HX Base Yr 2006



565 NW NYE HUNTER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	46,024
TOTAL MARKET OB/XF VALUE	7,800
TOTAL LAND VALUE - MARKET	13,200
TOTAL MARKET VALUE	67,024
SOH/AGL Deduction	38,374
ASSESSED VALUE	28,650
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	3,650
TOTAL JUST VALUE	67,024
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1534/1159	2/28/2025	QC	U	I	11	100
GRANTOR: PAUWELS JAMES A						
GRANTEE: PAUWELS JAMES A						
1043/2763	4/11/2005	QC	Q	I	01	100
GRANTOR: JAMES A & DOROTHY M P						
GRANTEE: JAMES A DOROTHY M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FCP= N10 W24 S10 E24$ W24 S24 E16 BAS= S12 E8 UEP= S4 E14 N4 W14$ E22 N12 W30$ E44 N24 UCP= N10 W20 S10 E20$ W20$.

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	0070	CARPORT UF	0	100	0	0	2.00	UT	400.00	400.00	100	2017	2017	3	100	800	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.10	12,000.00	13,200.00	13,200							

REVIEW DATE 05/04/2023 BY JB Total Acres: 1.39 Total Land Value: 13,200 Market: 0 Agricultural: 0 Common: 13,200 PRINTED 11/16/2026 BY SYS