LOT 26 FALLING CREEK ESTATES S/D
305-95, WD 1087-343, DC 1107-29,

SALDANA MIREYA/BATISTA-DENT SAMANTHA
493 NW NYE HUNTER DR
LAKE CITY, FL 32055

2027

01-3S-16-01911-026

BUILDING CHARACTERISTICS

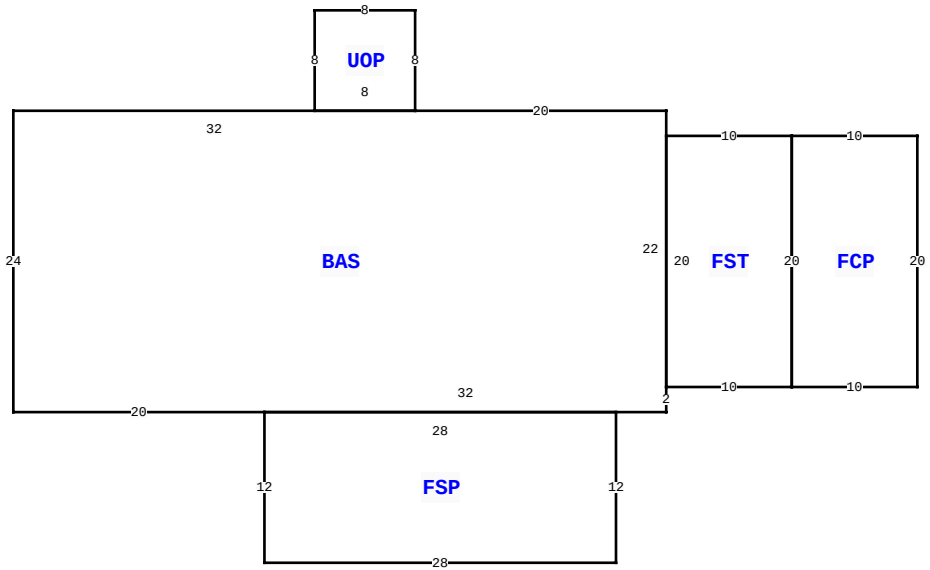
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
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	1,248	100		1,248	32,408
FCP	200	25		50	1,298
FSP	336	40		134	3,480
FST	200	55		110	2,856
UOP	64	25		16	416
TOTALS	2,048			1,558	40,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,558	108.2050	64.92	101,145	1985	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2025 Heated Area: 1248 HX Base Yr 2025



493 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	400.00	400.00	25	1993	1993	3	25	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	40,458
TOTAL MARKET OB/XF VALUE	9,300
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	61,758
SOH/AGL Deduction	0
ASSESSED VALUE	61,758
TOTAL EXEMPTION VALUE	HX HB 36,758
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	61,758
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043499	Electrical Servic	0	01/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/1466	5/12/2023	WD	Q	I	01	52,000
GRANTOR: HERBST NORA						
GRANTEE: SALDANA MIREYA						
1131/0330	9/13/2007	WD	Q	I		63,000
GRANTOR: DIANNA K JOHNSON						
GRANTEE: NORA HERBST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UOP= N8 W8 S8 E8$ W32 S24 E20 FSP= S12 E28 N12 W28$
E32 N2 FST= E10 FCP= E10 N20 W10 S20$ N20 W10 S20$ N22$.

LAND DESCRIPTION

TOTAL OB/XF 9,300

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	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 09/22/2023 BY ME Total Acres: 0.80 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/17/2026 BY SYS