LOT 27 FALLING CREEK ESTATES S/D
496-119, 715-506, 837-774, LE 84

THRIFT ROMA JEAN
427 NW NYE HUNTER DR
LAKE CITY, FL 32055

2027

01-3S-16-01911-027

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
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	03	03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 03

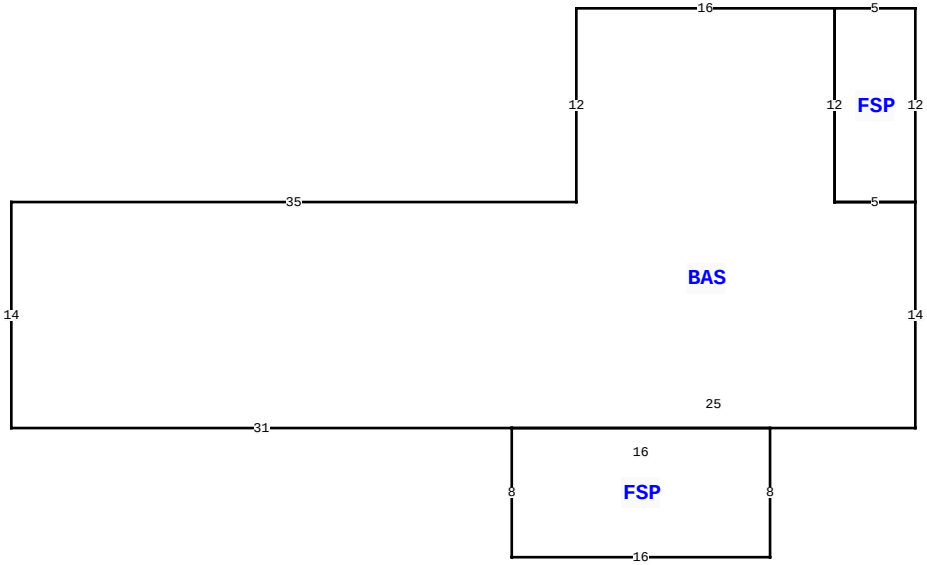
NEIGHBORHOOD/LOC 1316.0300 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	976	100		976	19,586
FSP	60	40		24	482
FSP	128	40		51	1,024
TOTALS	1,164			1,051	21,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,051	83.6100	50.17	52,729	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 976 HX Base Yr



427 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	0296	SHED METAL	0	0	10	16	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
5	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
6	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
7	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	21,092
TOTAL MARKET OB/XF VALUE	9,800
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	42,892
SOH/AGL Deduction	0
ASSESSED VALUE	42,892
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,892
TOTAL JUST VALUE	42,892
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/2658	6/01/2022	LE	U	I	14	100
GRANTOR: THRIFT JEAN S						
GRANTEE: THRIFT ROMA JEAN						
1018/1727	6/18/2004	WD	Q	I		24,000
GRANTOR: JAMES C & TWYLA LEMMH						
GRANTEE: THRIFT TERY L & JEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S12 W35 S14 E31 FSP= S8 E16 N8 W16$ E25 N14 FSP= N12 W5 S12 E5$ W5 N12$.

LAND DESCRIPTION

TOTAL OB/XF 9,800

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	0102	C	SFR/MH	0		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 05/04/2023 BY JB Total Acres: 0.81 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/17/2026 BY SYS