



BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	03 BELOW AVG. 100				
Roof Structur	01 GABLE/HIP 100				
Roof Cover	01 MINIMUM 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	2 100				
Stories	1. 1. 100				
Architactual	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	60.00	40.00	

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
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		9,500	
TOTAL MARKET VALUE		40,392	
SOH/AGL Deduction		0	
ASSESSED VALUE		40,392	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		40,392	
TOTAL JUST VALUE		40,392	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		40,392	

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						

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

TOTALS		427 NW NYE HUNTER DR, LAKE CITY		BLD DATE	LGL DATE	LAND DATE	04/22/2025	MLU
TOTALS	1,164	1,051	21,092					

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							
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	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	9,500.00	9,500.00	9,500							