LOT 30 FALLING CREEK ESTATES S/D
332-122, LE 829-754, DC 1032-462

THRIFT TIM/PAUWELS JENNIFER
212 NW NYE HUNTER DR
LAKE CITY, FL 32055

2026

01-3S-16-01911-030

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

142 NW CREWS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,100
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	20,100
SOH/AGL Deduction	1,872
ASSESSED VALUE	18,228
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,228
TOTAL JUST VALUE	20,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	17,600

BLDG:1:1: MID-WAY MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1420/0194	9/16/2020	QC	U	V	11	100
GRANTOR: BARBARA CHAMBERS						
GRANTEE: TIM THRIFT & JENNIF						
1328/2021	1/09/2017	QC	U	V	11	100
GRANTOR: CHRIS MCELHENNEY						
GRANTEE: BARBARA CHAMBERS						

BUILDING NOTES

BUILDING DIMENSIONS

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	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
2	0264	PRCH,FSP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,100

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	9901	C	AC/XFOB	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: 1.00 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 06/09/2026 BY SYS