LOT 31 FALLING CREEK ESTATES S/D
349-560, PB #05-51CP, 1043-693-7

CURL RAYMOND SCOTT
329 NW NYE HUNTER DR
LAKE CITY, FL 32055

2027

01-3S-16-01911-031

BUILDING CHARACTERISTICS

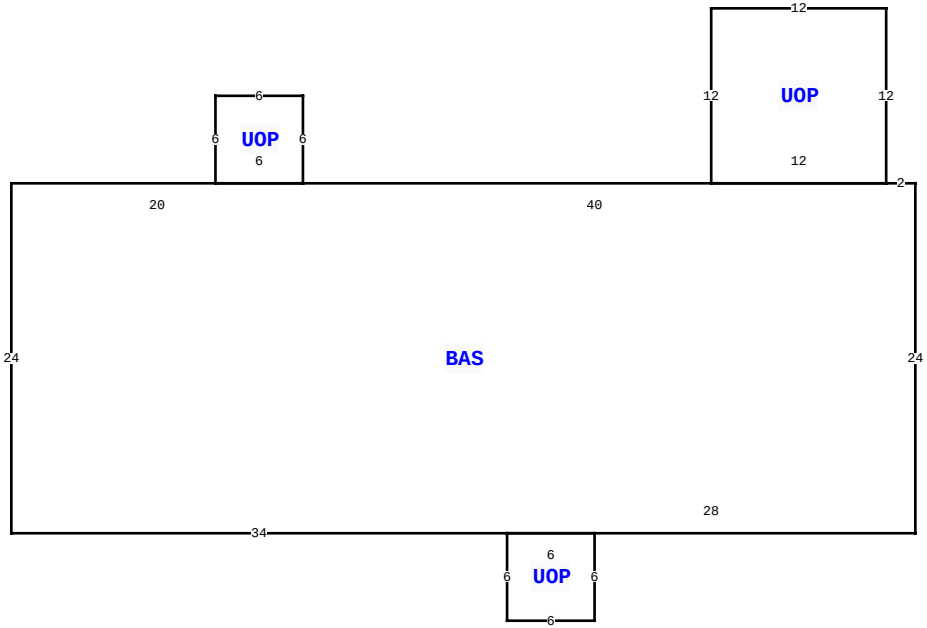
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,488	100		1,488	36,272
UOP	36	25		9	219
UOP	36	25		9	219
UOP	144	25		36	878
TOTALS	1,704			1,542	37,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,542	101.5740	60.94	93,969	1974	1974	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2025 Heated Area: 1488 HX Base Yr 2025



329 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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	50	1993	1993	3	50	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	50	1993	1993	3	50	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	600.00	600.00	50	1993	1993	3	50	300	
6	0120	CLFENCE 4	0	100	0	0	100.00	UT	6.50	6.50	100	2009	2009	3	100	650	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
8	0060	CARPORT F	0	100	20	20	400.00	UT	2.00	2.00	100	2009	2009	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	37,588
TOTAL MARKET OB/XF VALUE	9,950
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	59,538
SOH/AGL Deduction	0
ASSESSED VALUE	59,538
TOTAL EXEMPTION VALUE	HX HB 34,538
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	59,538
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,538

XFOB:1:1: PEACHTREE M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/1837	9/28/2024	WD	Q	I	01	60,000

GRANTOR: HULL OCILIA R

GRANTEE: CURL RAYMOND SCOTT

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 UOP= N12 W12 S12 E12$ W40 UOP= N6 W6 S6 E6$ W20 S24 E34 UOP= S6 E6 N6 W6$ E28 N24$.

LAND DESCRIPTION

TOTAL OB/XF 9,950

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 05/04/2023 BY JB Total Acres: 0.78 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/17/2026 BY SYS