

COMM NW COR OF SW1/4 OF SE1/4,
RUN S 231.83 FT, E 150 FT FOR
POB, N 364.93 FT, E 150 FT, S

AUNE STEPHEN D/AUNE SUSAN
139 SE NECTARINE GLN
LAKE CITY, FL 32025-9498

2026

12-4S-17-08332-037



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	12417.010	1.00/

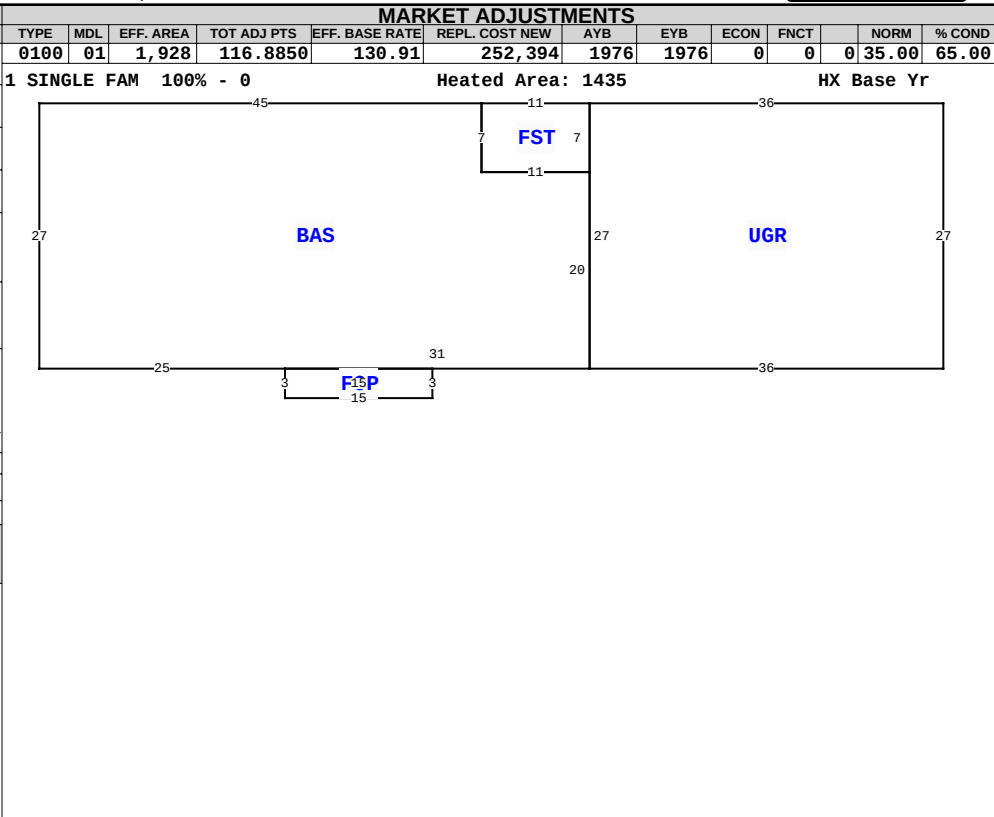
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,435	100		1,435	122,106
FOP	45	30		14	1,191
FST	77	55		42	3,574
UGR	972	45		437	37,185

TOTALS	2,529			1,928	164,056
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	
3	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.25

REVIEW DATE 04/13/2017 BY BC



139 SE NECTARINE GLN, LAKE CITY

TOTAL OB/XF									
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Total Acres: 1.25 Total Land Value: 13,750 Market: 0 Agricultural: 0 Common: 13,750

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	164,056		
TOTAL MARKET OB/XF VALUE	15,736		
TOTAL LAND VALUE - MARKET	13,750		
TOTAL MARKET VALUE	193,542		
SOH/AGL Deduction	87,878		
ASSESSED VALUE	105,664		
TOTAL EXEMPTION VALUE	HX HB 50,722		
BASE TAXABLE VALUE	54,942		
TOTAL JUST VALUE	193,542		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	193,542		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32472	MAINT/ALTR	40	11/12/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES							
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BUILDING DIMENSIONS
BAS= W45S27 E25 FOP= S3 E15 N3 W15\$ E31 UGR= E36 N27 W36 S27\$ N20 FST= N7 W11 S7 E11\$ W11 N7\$.

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