LOT 2 BLOCK 5 DOUBLE RUN S/D. (T OF DOUBLE RUN BEING A REPLAT OF NEEDLES ESTATES).

NGUYEN SANDY PHUONG
159 NE AUDIE TER
LAKE CITY, FL 32055

2026

20-3S-17-05311-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Quality	03	03

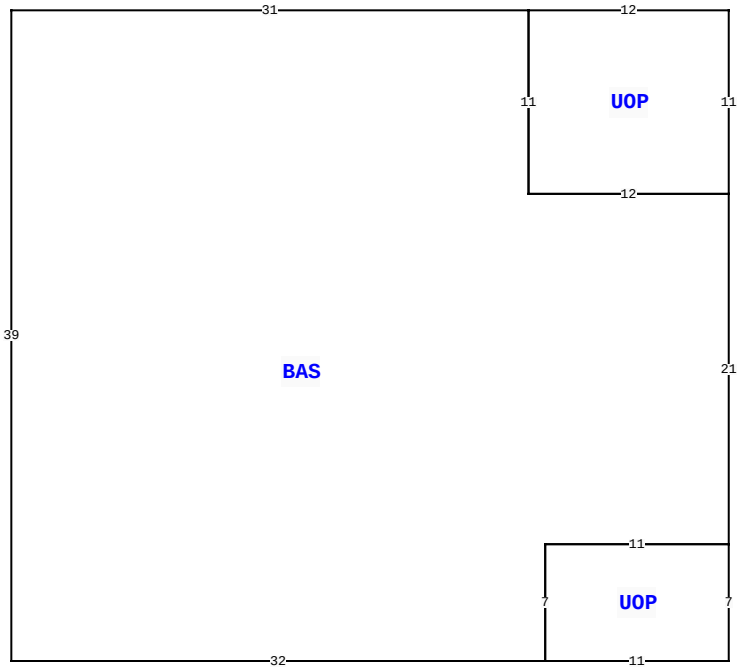
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	20317.030 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,468	100		1,468	70,945
UOP	77	20		15	725
UOP	132	20		26	1,256
TOTALS	1,677			1,509	72,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,509	66.3795	74.35	112,194	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1468 HX Base Yr



159 NE AUDIE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	72,926
TOTAL MARKET OB/XF VALUE	1,777
TOTAL LAND VALUE - MARKET	4,826
TOTAL MARKET VALUE	79,529
SOH/AGL Deduction	0
ASSESSED VALUE	79,529
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,529
TOTAL JUST VALUE	79,529
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1505/1970	1/03/2024	QC	U	I	11	100
GRANTOR: NGUYEN SANDY PHUONG						
GRANTEE: NGUYEN SANDY PHUONG						
1489/730	6/26/2023	WD	U	I	11	100
GRANTOR: NE HOWARD STREET LAND						
GRANTEE: TROUNG DUNG T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S39 E32 UOP= E11 N7 W11 S7$ N7 E11 N21 UOP= N11 W12 S11 E12$ W12 N11$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	100	
3	0166	CONC,PAVMT	0	0	12	24	288.00	UT	1.40	1.40	100	2019	2019	3	100	403	
4	0210	GARAGE U	0	0	30	30	900.00	UT	4.30	4.30	20	2019	2019	3	20	774	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,777

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	0100	C	SFR	0		00	0.00	0.00	12,066.00	SF		1.00	1.00	0.80	0.50	0.40	4,826							

REVIEW DATE 03/02/2019 BY JB Total Acres: 0.28 Total Land Value: 4,826 Market: 0 Agricultural: 0 Common: 4,826 PRINTED 11/20/2025 BY SYS