

LOT 5 APPLEWOOD S/D.
703-483, DC 1486-892, WD 1486-90

NANTES MARLOU/NANTES ORCHID
134 SW MINNIE GLN
LAKE CITY, FL 32025

2026

20-4S-17-08605-105



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 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 02
NEIGHBORHOOD/LOC	20417.020 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,481	100
FGR	529	55
FOP	78	30
TOTALS	2,088	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,795	118.5000	132.72	238,232	1988	2005	0	0	0 20.00	80.00	
1 SINGLE FAM 0% - 2024 Heated Area: 1481 HX Base Yr												
TOTALS	2,088		1,795	190,586								

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		190,586	
TOTAL MARKET OB/XF VALUE		23,036	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		228,622	
SOH/AGL Deduction		0	
ASSESSED VALUE		228,622	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		228,622	
TOTAL JUST VALUE		228,622	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		231,004	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052207	Roof Replacement	21,322	01/30/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1486/903	3/10/2023	WD	Q	I	01	285,000
GRANTOR: REEVE RONALD E						
GRANTEE: NANTES MARLOU						
0701/0668	11/13/1989	WD	Q	I		57,000
GRANTOR: LYNCH						
GRANTEE: REEVE						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0
3	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1993
4	0282	POOL ENCL	0	0	0	0	1,000.00	UT	15.00	15.00	100	1993
5	0294	SHED WOOD/	0	0	10	12	120.00	UT	7.50	7.50	100	1993
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017
TOTAL OB/XF 23,036												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00