COMM SE COR OF SE1/4, RUN W 1373
FOR POB, CONT W 208.73 FT, N 208
E 208.73 FT, S 208.73 FT TO POB

BUYAMA REBECCA JEAN
144 SW NECTAR CT
LAKE CITY, FL 32024

2026

26-4S-16-03193-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

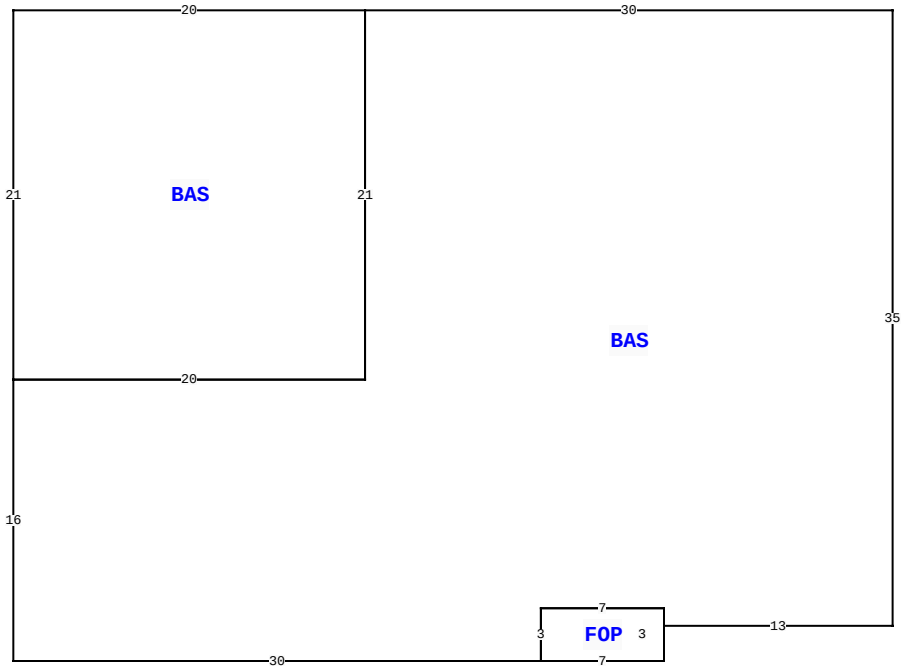
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	26416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100		420	37,622
BAS	1,383	100		1,383	123,884
FOP	21	30		6	537
TOTALS	1,824			1,809	162,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,809	117.6120	131.73	238,300	1993	1993	0	0	0	32.00	68.00

1 SINGLE FAM 100% - 1999 Heated Area: 1803 HX Base Yr 1999



144 SW NECTAR CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		162,044
TOTAL MARKET OB/XF VALUE		6,651
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		186,695
SOH/AGL Deduction		65,762
ASSESSED VALUE		120,933
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,211
TOTAL JUST VALUE		186,695
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047206	Remodel	5,204	05/11/2023
37354	MAINT/ALTR	75	10/23/2018
30058	ADDN SFR	179	04/09/2012
6533	SFR	35,000	11/02/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1181/0594	9/23/2009	QC	U	I	11	0
GRANTOR: JOSEPH SANTOS						
GRANTEE: REBECCA B SANTOS N/						
1180/1480	9/09/2009	QC	U	I	11	100
GRANTOR: JOSEPH SANTOS						
GRANTEE: REBECCA B SANTOS N/						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 BAS= W20 S21 E20 N21$ S21 W20 S16 E30 FOP= E7 N3 W7 S3$ N3 E7 S1 E13 N35$.

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	0166	CONC,PAVMT	0	100	0	0	1,965.00	UT	1.40	1.40	100	0	0	3	100	2,751	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 6,651

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	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 05/17/2023 BY HC Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/18/2025 BY SYS