LOT 4 BLOCK B BELLAIRE S/D.
442-586, 703-95, 736-393,

NELSON ANNETTE M
709 SE DEFENDER DRIVE
LAKE CITY, FL 32025

2026

34-3S-17-06989-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

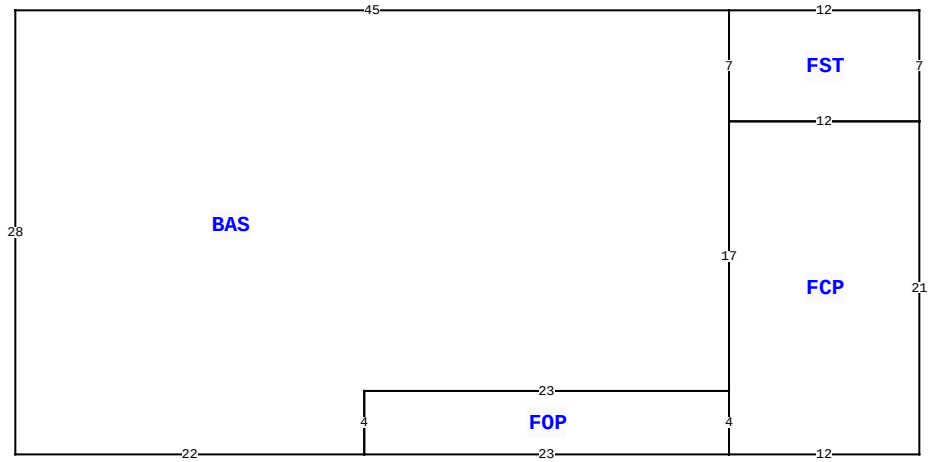
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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 06
NEIGHBORHOOD/LOC	34317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,168	100		1,168	100,336
FCP	252	25		63	5,412
FOP	92	30		28	2,405
FST	84	55		46	3,951
TOTALS	1,596			1,305	112,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,305	118.0000	132.16	172,469	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 1168 HX Base Yr 1998



709 SE DEFENDER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		112,105
TOTAL MARKET OB/XF VALUE		1,100
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		131,705
SOH/AGL Deduction		59,775
ASSESSED VALUE		71,930
TOTAL EXEMPTION VALUE	HX HB	46,930
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		131,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042103	Roof Replacement	13,254	06/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1289/0091	5/16/2014	WD	U	I	14	100
GRANTOR: ANNETTE M NELSON (AS						
GRANTEE: STAEVEN MICHAEL NEL						
0848/1820	11/11/1997	WD	Q	I	01	28,900
GRANTOR: STEVEN & TASSIE NELSO						
GRANTEE: ANNETTE NELSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 S28 E22 FOP= E23 N4W23 S4$ N4 E23 FCP= S4 E12 N21 W12 S17$ N17 FST= E12 N7 W12 S7$ N7$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0296	SHED METAL	0	100	10	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
4	0294	SHED WOOD/	0	100	8	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,100

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 06/21/2021 BY JS Total Acres: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/03/2025 BY SYS