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

2027

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

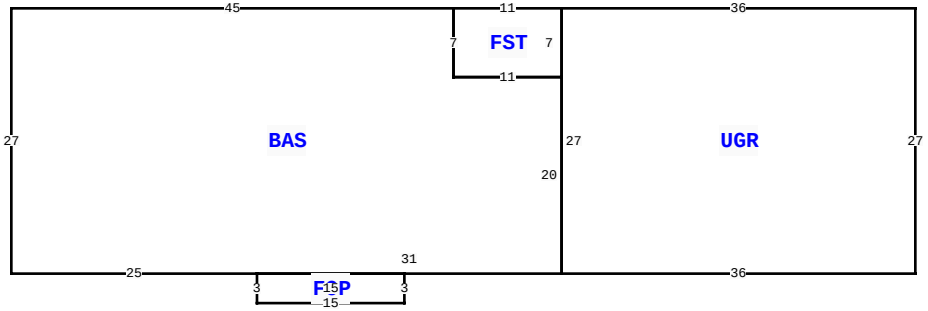
NEIGHBORHOOD/LOC 12417.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,435	100		1,435	119,924
FOP	45	30		14	1,170
FST	77	55		42	3,510
UGR	972	45		437	36,520
TOTALS	2,529			1,928	161,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,928	116.8850	128.57	247,883	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1435 HX Base Yr



139 SE NECTARINE GLN, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/29/2025 MLU
INC DATE | AG DATE

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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1990	1990	3	40	14,336	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		161,124
TOTAL MARKET OB/XF VALUE		15,736
TOTAL LAND VALUE - MARKET		13,750
TOTAL MARKET VALUE		190,610
SOH/AGL Deduction		82,093
ASSESSED VALUE		108,517
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		57,106
TOTAL JUST VALUE		190,610
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

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 15,736

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		A-1	0.00	0.00	1.25	AC		1.00	1.00	1.00	11,000.00	11,000.00	13,750							

REVIEW DATE 04/13/2017 BY BC Total Acres: 1.25 Total Land Value: 13,750 Market: 0 Agricultural: 0 Common: 13,750 PRINTED 11/17/2026 BY SYS