

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

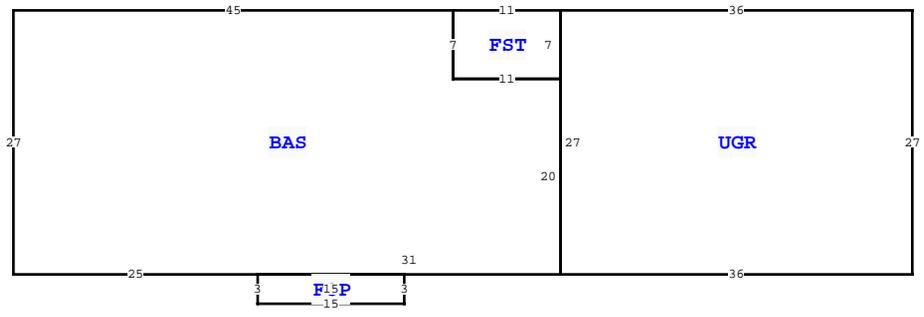
2026

12-4S-17-08332-037



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	100	
Kitchen Adjus	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
BAS	1,435	100	
FOP	45	30	
FST	77	55	
UGR	972	45	
TOTALS	2,529		

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	130.91	252,394	1976	1976	0	0	35.00	65.00	
1 SINGLE FAM 100% - 0 Heated Area: 1435 HX Base Yr												



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	164,056			
TOTAL MARKET OB/XF VALUE	15,736			
TOTAL LAND VALUE - MARKET	13,750			
TOTAL MARKET VALUE	193,542			
SOH/AGL Deduction	88,186			
ASSESSED VALUE	105,356			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	53,945			
TOTAL JUST VALUE	193,542			
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\$.	

EXTRA FEATURES																
L N	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	100	1990	1990	3	40	14,336	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	400	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	500	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	500	

LAND DESCRIPTION													TOTAL OB/XF					15,736						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							