

LOT 2 BLOCK 5 DOUBLE RUN S/D. (T OF DOUBLE RUN BEING A REPLAT OF NEEDLES ESTATES).

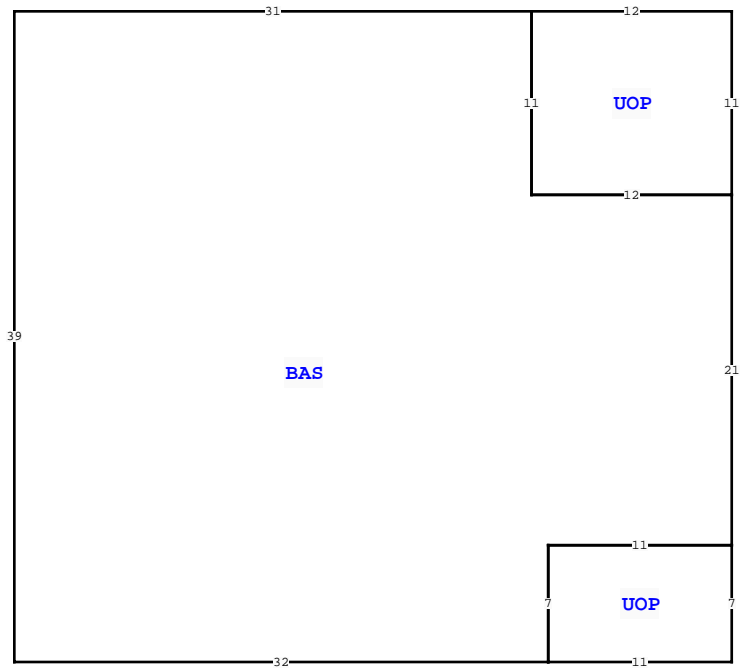
NGUYEN SANDY PHUONG
159 NE AUDIE TER
LAKE CITY, FL 32055

2026

20-3S-17-05311-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	01	NONE	100
Heating Type	03	FORCED AIR	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	20317.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,468	100	
UOP	77	20	
UOP	132	20	
TOTALS	1,677		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,509	66.3795	74.35	112,194	1945	1945	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2023 Heated Area: 1468 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			72,926
TOTAL MARKET OB/XF VALUE			1,777
TOTAL LAND VALUE - MARKET			4,826
TOTAL MARKET VALUE			79,529
SOH/AGL Deduction			0
ASSESSED VALUE			79,529
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			79,529
TOTAL JUST VALUE			79,529
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			79,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/1970	1/03/2024	QC	U	I	11	100
GRANTOR: NGUYEN SANDY PHUONG						
GRANTEE: NGUYEN SANDY PHUONG						
1489/730	6/26/2023	WD	U	I	11	100
GRANTOR: NE HOWARD STREET LAND						
GRANTEE: TROUNG DUNG T						

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	100	
3	0166	CONC, PAVMT	0	0	12	24	288.00	UT	1.40	1.40	100	2019	2019	3	100	403	
4	0210	GARAGE U	0	0	30	30	900.00	UT	4.30	4.30	20	2019	2019	3	20	774	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	

TOTAL OB/XF														1,777
159 NE AUDIE TER, LAKE CITY														
BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE				

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W31 S39 E32 UOP= E11 N7 W11 S7\$ N7 E11 N21 UOP= N11 W12 S11 E12\$ W12 N11\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	0		00	0.00	0.00	12,066.00	SF		1.00	1.00	0.80	0.50	0.40	4,826							