LOT 5 APPLEWOOD S/D.

703-483, DC 1486-892, WD 1486-90

NANTES MARLOU/NANTES ORCHID
134 SW MINNIE GLN
LAKE CITY, FL 32025

2027

20-4S-17-08605-105

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 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 02

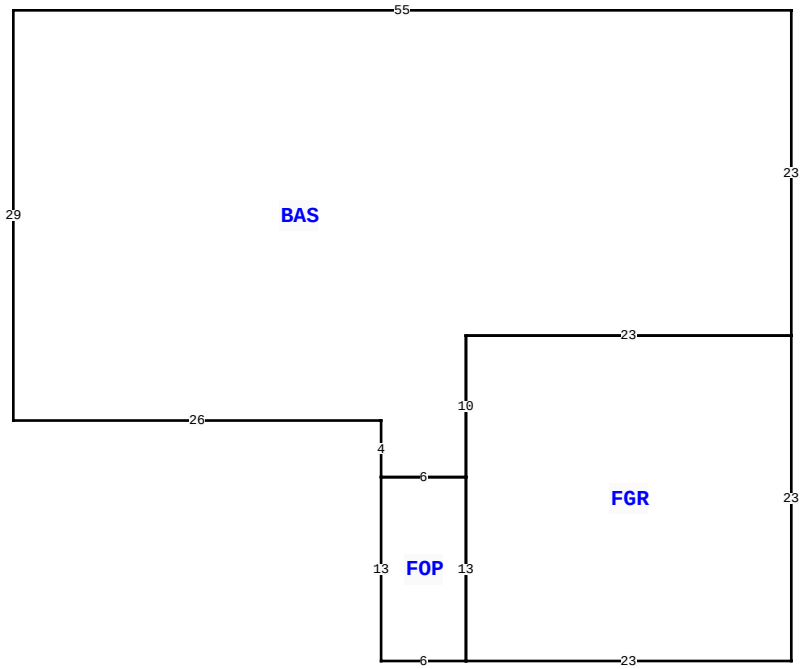
NEIGHBORHOOD/LOC 20417.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,481	100		1,481	154,438
FGR	529	55		291	30,346
FOP	78	30		23	2,398
TOTALS	2,088			1,795	187,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,795	118.5000	130.35	233,978	1988	2005	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 2024 Heated Area: 1481 HX Base Yr



134 SW MINNIE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
4	0282	POOL ENCL	0	0	0	0	1,000.00	UT	15.00	15.00	100	1993	1993	3	40	6,000	
5	0294	SHED WOOD/	0	0	10	12	120.00	UT	7.50	7.50	100	1993	1993	3	100	900	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	900	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	187,182
TOTAL MARKET OB/XF VALUE	23,036
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	232,218
SOH/AGL Deduction	0
ASSESSED VALUE	232,218
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	232,218
TOTAL JUST VALUE	232,218
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052207	Roof Replacement	21,322	01/30/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/903	3/10/2023	WD	Q	I	01	285,000
GRANTOR: REEVE RONALD E						
GRANTEE: NANTES MARLOU						
0701/0668	11/13/1989	WD	Q	I		57,000
GRANTOR: LYNCH						
GRANTEE: REEVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S29 E26 S4 FOP= S13E6 N13 W6$ E6 FGR= S13 E23 N23 W23 S10$ N10 E23 N23$.

LAND DESCRIPTION

TOTAL OB/XF 23,036

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 02/24/2025 BY jerry Total Acres: 0.50 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS