N1/2 OF THE FOLLOWING: S 480 FT
OF SW1/4 OF SE1/4 LYING E OF US-

BONZAGNI PETER J/BONZAGNI MARTA
9485 S US HIGHWAY 441
LAKE CITY, FL 32025

2026

10-5S-17-09192-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

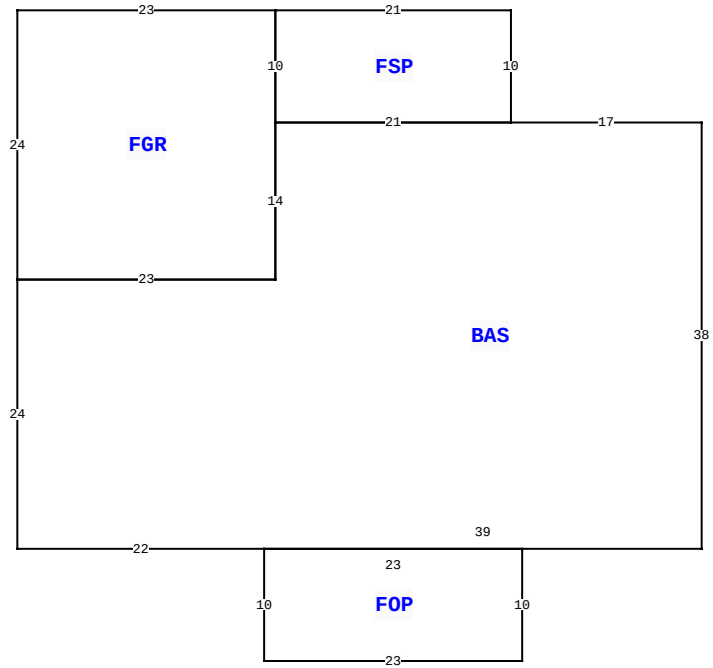
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,996	100		1,996	160,385
FGR	552	55		304	24,427
FOP	230	30		69	5,545
FSP	210	40		84	6,750
TOTALS	2,988			2,453	197,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,453	110.3760	123.62	303,240	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2012 Heated Area: 1996 HX Base Yr 2012



9485 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		197,106
TOTAL MARKET OB/XF VALUE		6,388
TOTAL LAND VALUE - MARKET		33,400
TOTAL MARKET VALUE		236,894
SOH/AGL Deduction		91,374
ASSESSED VALUE		145,520
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		94,798
TOTAL JUST VALUE		236,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30376	MAINT/ALTR	35	08/15/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1408/0591	3/16/2020	WD	U	I	11	100
GRANTOR: PETER J BONZAGNI						
GRANTEE: PETER J BONZAGNI &						
1226/1741	12/16/2011	WD	Q	I	01	160,000
GRANTOR: THAYER FAMILY TRUST						
GRANTEE: PETER J BONZAGNI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FSP= N10 W21 S10 E21$ W21 FGR= N10 W23 S24 E23N14$ S14 W23 S24 E22 FOP= S10 E23 N10 W23$ E39 N38$.

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	2,500	
2	0296	SHED METAL	0	100	16	24	384.00	UT	7.00	7.00	100	1993	1993	3	100	2,688	
3	0060	CARPORT F	0	100	18	20	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 6,388

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	3.34	AC		1.00	1.00	1.00	10,000.00	10,000.00	33,400							

REVIEW DATE 07/28/2017 BY DF Total Acres: 3.34 Total Land Value: 33,400 Market: 0 Agricultural: 0 Common: 33,400 PRINTED 11/06/2025 BY SYS