LOT 9 SOUTHERN APPROACHES S/D UN
WD 1052-1700, WD 1120-632, WD 12

ABBATE JOSEPHINE
249 SW BONANZA GLN
LAKE CITY, FL 32025

2026

13-4S-16-02952-209

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

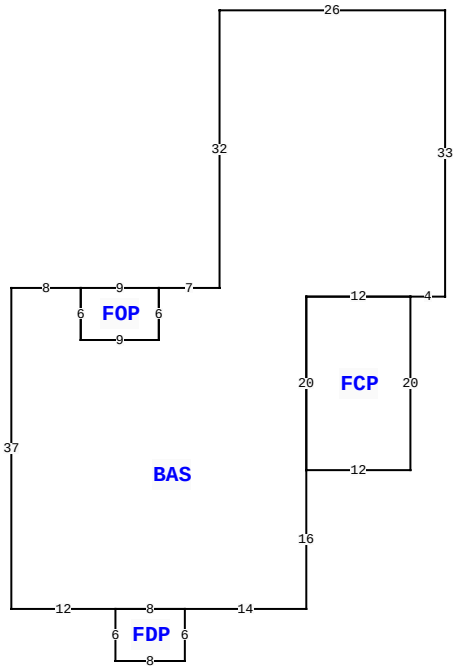
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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 06
NEIGHBORHOOD/LOC	13416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	263,267
FCP	240	25		60	7,698
FDP	48	60		29	3,720
FOP	54	30		16	2,053
TOTALS	2,394			2,157	276,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,157	120.5820	135.05	291,303	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2021 Heated Area: 2052 HX Base Yr 2021



249 SW BONANZA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		276,738
TOTAL MARKET OB/XF VALUE		930
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		312,668
SOH/AGL Deduction		69,835
ASSESSED VALUE		242,833
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		192,111
TOTAL JUST VALUE		312,668
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40169	ADDN SFR	0	07/17/2020
39741	SFR	0	05/07/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1405/1272	2/10/2020	WD	Q	V	03	30,000
GRANTOR: LORI SCHNEERER						
GRANTEE: JOSEPHINE ABBATE						
1327/1663	12/15/2016	WD	U	V	11	100
GRANTOR: ELMER SCHNEERER						
GRANTEE: ELMER SCHNEERER (WR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,-20] W26 S32 W7 S6 W9 N6 W8 S37 E12 E8 E14 N16 N20 E12 E4 N33 $
FCP=[ORIG=-16,13] E12 S20 W12 N20 $
FOP=[ORIG=-42,12] E9 S6 W9 N6 $
FDP=[ORIG=-38,49] E8 S6 W8 N6 $
.

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	372.00	UT	2.50	2.50	100	2021	2020		100	930	

LAND DESCRIPTION

TOTAL OB/XF 930

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/22/2025 BY KS Total Acres: 0.55 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS