

LOT 7 BLOCK C SUWANNEE VALLEY
ESTATES S/D. ORB 327-125,
723-766, 827-1163

GEIGER CHRISTINE F/GEIGER STANLEY J
226 NW BONITA WAY
LAKE CITY, FL 32055

2026

22-2S-16-01718-007



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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	03
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NEIGHBORHOOD/LOC	22216.020	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,254	100		1,254	109,598
FEP	180	80		144	12,585
FOP	144	30		43	3,758
FST	72	55		40	3,496
UCP	230	20		46	4,020
UEP	144	60		86	7,517
UEP	240	60		144	12,585

TOTALS	2,264			1,757	153,560
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
2	0021	BARN, FR AE	0	100	0	0	1.00	UT	0.00
3	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF	1100.00	120.00	1.00

REVIEW DATE	06/02/2025	BY	chuck	Total Acres:	0.28	Total Land Value:	10,500
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,757	120.0500	134.46	236,246	1974	1974	0	0	0 35.00	65.00
1 SINGLE FAM 100% - 0 Heated Area: 1254 HX Base Yr											

226 NW BONITA WAY, LAKE CITY	BLD DATE	LGL DATE	04/22/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
2	0021	BARN, FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	1,000	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	1,500	

TOTAL OB/XF															4,200	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE					
RSF-	1100.00	120.00	1.00	LT		1.00	1.00	1.00	10,500.00	10,500.00						

Market:	0	Agricultural:	0	Common:	10,500
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE					153,560
TOTAL MARKET OB/XF VALUE					4,200
TOTAL LAND VALUE - MARKET					10,500
TOTAL MARKET VALUE					168,260
SOH/AGL Deduction					80,803
ASSESSED VALUE					87,457
TOTAL EXEMPTION VALUE		HX HB SX			87,457
BASE TAXABLE VALUE					0
TOTAL JUST VALUE					168,260
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					168,260

LAND:1:1: 0.28 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052454	Roof Replacement	17,000	02/28/2025

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0827/1163	8/20/1996	WD	Q	I	03	0	
GRANTOR: CHRISTINE F TALLEY							
GRANTEE: CHRISTINE F GEIGER							
0723/0766	6/29/1990	WD	Q	I		35,500	
GRANTOR: PETERS							
GRANTEE: TALLEY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W27 FEP= N12 W15 S12 E15\$ W12 FST= W12 UEP= N12 W12 S12 E12\$ UEP= W12 S20 E12 N20\$ S6 E12 N6\$S6 W12 S20 UCP= S23 E10 N23 W10\$ E12FOP= S6 E24 N6 W24\$ E39 N26\$.									