LOT 9, BLOCK C,
SUWANNEE VALLEY ESTATES S/D.
ORB 471-718, 1040-1902,

GREENWOOD AMBER L
190 NW BONITA WAY
LAKE CITY, FL 32055

2026

22-2S-16-01718-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

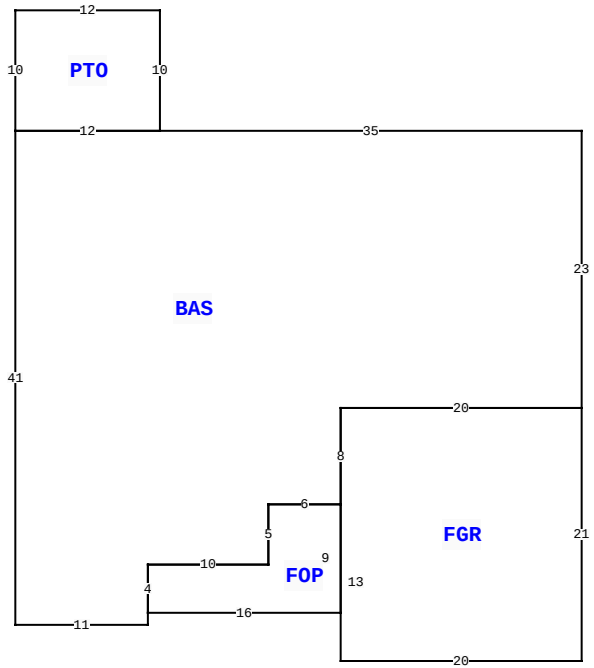
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 22216.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,457	100		1,457	138,283
FGR	420	55		231	21,924
FOP	94	30		28	2,658
PTO	120	5		6	569
TOTALS	2,091			1,722	163,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,722	107.6040	120.52	207,535	2008	2008	0	0	0	21.25	78.75

1 SINGLE FAM 100% - 2009 Heated Area: 1457 HX Base Yr 2009



190 NW BONITA WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		163,434
TOTAL MARKET OB/XF VALUE		2,164
TOTAL LAND VALUE - MARKET		10,500
TOTAL MARKET VALUE		176,098
SOH/AGL Deduction		57,041
ASSESSED VALUE		119,057
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		68,335
TOTAL JUST VALUE		176,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27250	SFR	589	08/07/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1157/1219	8/19/2008	WD	Q	V		18,000
GRANTOR: K & S HOUSING LLC						
GRANTEE: AMBER L GREENWOOD						
1065/2163	11/18/2005	WD	Q	V		260,000
GRANTOR: P C LAND & CATTLE LLC						
GRANTEE: K & S HOUSING LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 PTO= N10 W12 S10 E12$ W12 S41 E11 N1 FOP= E16 N9 W6 S5 W10 S4$ N4 E10 N5 E6 FGR= S13 E20 N21 W20 S8$ N8 E20 N23$.

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	488.00	UT	3.00	3.00	100	2008	2008	3	100	1,464	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
3	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,164

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	10,500.00	10,500.00	10,500							

REVIEW DATE 04/13/2023 BY kellen Total Acres: 0.26 Total Land Value: 10,500 Market: 0 Agricultural: 0 Common: 10,500 PRINTED 11/18/2025 BY SYS