LOT 2 PINE ACRES S/D.
911-2214 THRU 2222, DC 1009-1661

BONVILLE CONRAD/BONVILLE KAY
2700 SW 139TH AVE
DAVIE, FL 33027

2026

34-4S-17-08951-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

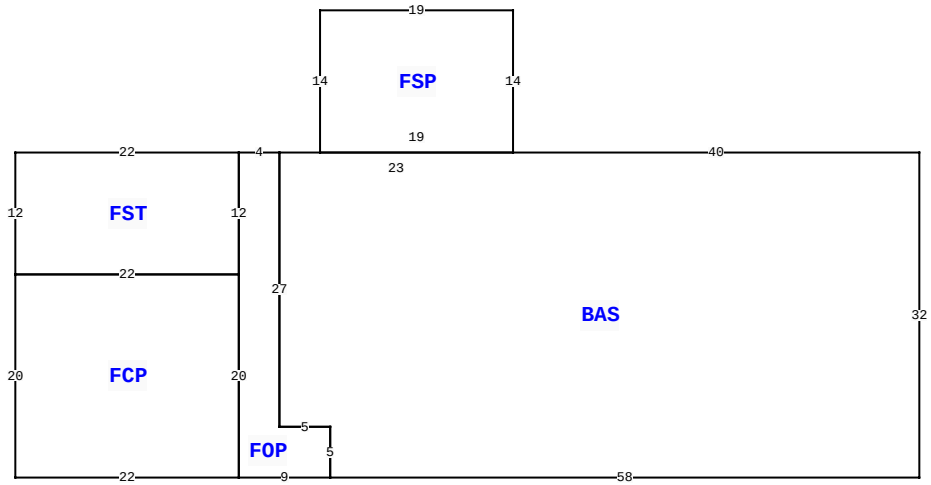
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	34417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,991	100		1,991	159,996
FCP	440	25		110	8,839
FOP	153	30		46	3,697
FSP	266	40		106	8,518
FST	264	55		145	11,652
TOTALS	3,114			2,398	192,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,398	110.3860	123.63	296,465	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1991 HX Base Yr



6103 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	192,702
TOTAL MARKET OB/XF VALUE	3,300
TOTAL LAND VALUE - MARKET	36,090
TOTAL MARKET VALUE	232,092
SOH/AGL Deduction	0
ASSESSED VALUE	232,092
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	232,092
TOTAL JUST VALUE	232,092
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1046/1138	5/12/2005	WD	Q	I		166,300

GRANTOR: WALDRON

GRANTEE: BONVILLE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FSP= N14 W19 S14 E19$ W23 FOP= W4 FST= W22 S12 E22 N 12$ S12 FCP= W22 S20 E22 N20$ S20 E9 N5 W5 N27$S27 E5 S5 E58 N32 $.

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0200	GARAGE F	0	0	36	22	1.00	UT	0.00	0.00	100	0	0	3	100	800	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 3,300

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		A-1	0.00	0.00	4.01	AC		1.00	1.00	0.90	10,000.00	9,000.00	36,090							

REVIEW DATE 07/11/2017 BY BC Total Acres: 4.01 Total Land Value: 36,090 Market: 0 Agricultural: 0 Common: 36,090 PRINTED 09/30/2025 BY SYS