W DIV: COMM SE COR OF BLOCK B, R OF FIFTH ST 105 FT FOR POB, CONT R/W OF HAMLITON ST, W ALONG R/W

BONNIE OAKS, LLC
453 NW EMERALD LAKES DR
LAKE CITY, FL 32055

2027

00-00-00-12296-000

BUILDING CHARACTERISTICS

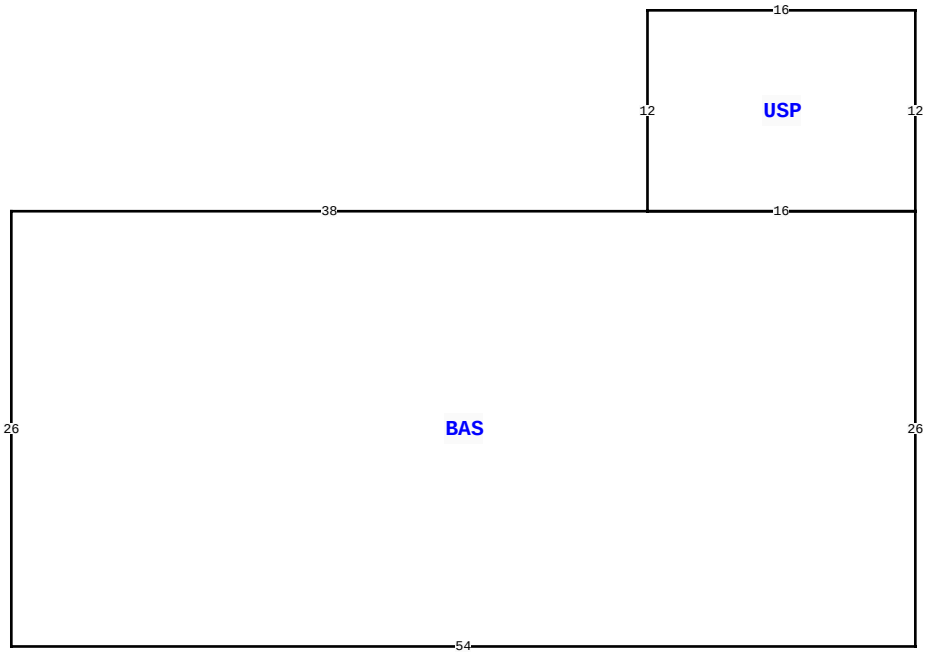
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	110,315
USP	192	35		67	5,264
TOTALS	1,596			1,471	115,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,471	109.8900	120.88	177,814	1959	1970	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1404 HX Base Yr



276 NW HILTON AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	0	40	38	1,520.00	UT	1.50	1.50	100	1980	1980	3	100	2,280	
2	0166	CONC,PAVMT	0	0	11	20	220.00	UT	1.50	1.50	100	1980	1980	3	100	330	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	115,579
TOTAL MARKET OB/XF VALUE	2,810
TOTAL LAND VALUE - MARKET	11,085
TOTAL MARKET VALUE	129,474
SOH/AGL Deduction	0
ASSESSED VALUE	129,474
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,474
TOTAL JUST VALUE	129,474
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00080			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/504	2/18/2026	WD	U	I	11	100
GRANTOR: KENDRICK LARRY D						
GRANTEE: BONNIE OAKS, LLC						
0811/0691	9/22/1995	WD	U	I	11	32,000
GRANTOR: US DEPT OF VETERANS A						
GRANTEE: LARRY & PEGGY KENDR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S26 E54 N26 USP= N12 W16 S12 E16$ W16$.

LAND DESCRIPTION

TOTAL OB/XF 2,810

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		*RSF-3	0.00	0.00	7,390.00	SF		1.00	1.00	1.00	1.50	1.50	11,085							

REVIEW DATE 08/25/2016 BY DF Total Acres: 0.17 Total Land Value: 11,085 Market: 0 Agricultural: 0 Common: 11,085 PRINTED 11/17/2026 BY SYS