LOT 3 BLOCK C QUAIL RIDGE ESTATE
770-1362, 805-2210, 828-792, CT

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

2027

01-4S-16-02664-133

BUILDING CHARACTERISTICS

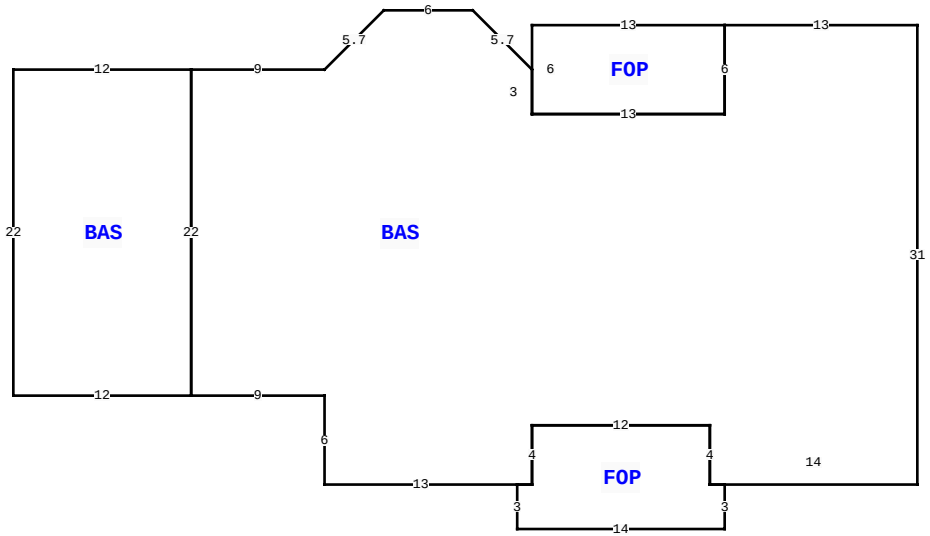
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1416.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100		264	23,293
BAS	1,310	100		1,310	115,583
FOP	78	30		23	2,029
FOP	90	30		27	2,382
TOTALS	1,742			1,624	143,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,624	115.8300	127.41	206,914	1995	1995	0	0	0	30.75	69.25

1 SINGLE FAM 0% - 0 Heated Area: 1574 HX Base Yr



1744 SW IRONWOOD DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0	0	868.00	UT	1.50	1.50	100	1995	1995	3	100	1,302	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	143,288
TOTAL MARKET OB/XF VALUE	1,902
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	163,690
SOH/AGL Deduction	0
ASSESSED VALUE	163,690
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	163,690
TOTAL JUST VALUE	163,690
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED
457	SFR	242	06/12/1995

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						
0920/1742	2/16/2001	WD	Q	I	01	72,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: LARRY & PEGGY KENDR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= W13 S6 E13 N6$S6 W13 N3 U4 L4 W6 L4 D4 W9
BAS= W12 S22 E12 N22 $ S22 E9 S6 E13 FOP= S3 E14 N3 W1 N4 W12 S4 W1$ E1 N4 E12 S4 E14 N31$.

LAND DESCRIPTION

TOTAL OB/XF 1,902

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-1	124.00	119.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/21/2023 BY JB Total Acres: 0.34 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS