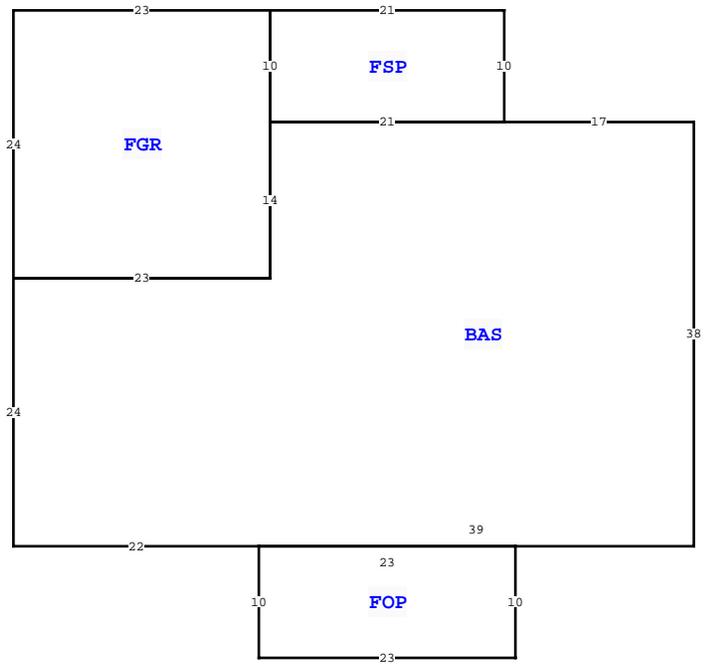


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	07 CORK/VTILE 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,453	110.3760	125.83	308,661	1990	1990	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2012 Heated Area: 1996 HX Base Yr 2012													



Quality	06 06				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	10517.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,996	100		1,996	163,252
FGR	552	55		304	24,864
FOP	230	30		69	5,643
FSP	210	40		84	6,871
TOTALS	2,988			2,453	200,630

9485 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES																
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	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0296	SHED METAL	0	100	16	384.00	UT	7.00	7.00	100	1993	1993	3	100	2,688	
3	0060	CARPORT F	0	100	18	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	

TOTAL OB/XF 6,388

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	3.34	AC		1.00	1.00	1.00	12,500.00	12,500.00	41,750							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	200,630			
TOTAL MARKET OB/XF VALUE	6,388			
TOTAL LAND VALUE - MARKET	41,750			
TOTAL MARKET VALUE	248,768			
SOH/AGL Deduction	103,671			
ASSESSED VALUE	145,097			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	93,686			
TOTAL JUST VALUE	248,768			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	236,894			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30376	MAINT/ALTR	35	08/15/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1408/0591	3/16/2020	WD	U	I	11	100
GRANTOR: PETER J BONZAGNI						
GRANTEE: PETER J BONZAGNI &						
1226/1741	12/16/2011	WD	Q	I	01	160,000
GRANTOR: THAYER FAMILY TRUST						
GRANTEE: PETER J BONZAGNI						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W17 FSP= N10 W21 S10 E21\$ W21 FGR= N10 W23 S24 E23N14\$ S14 W23 S24 E22 FOP= S10 E23 N10 W23\$ E39 N38\$.													