

LOT 36 BLK A WOODCREST S/D.
819-1875, 855-2362, 956-1686, 97

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

2026

11-4S-16-02905-136
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,694	114.0720	127.76	216,425	1996	1996	0	0	31.18	68.82

1 SINGLE FAM 0% - 0 Heated Area: 1428 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		148,944
TOTAL MARKET OB/XF VALUE		1,463
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		185,407
SOH/AGL Deduction		0
ASSESSED VALUE		185,407
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		185,407
TOTAL JUST VALUE		185,407
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,744

QUALITY	DOR CODE	MAP NUM	MKT AREA
05 05	0100		06

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,428	100		1,428	125,556
FGR	400	55		220	19,343
FOP	126	30		38	3,341
PTO	168	5		8	703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048036	Roof Replacement	13,680	09/06/2023
10645	SFR	240	01/12/1996

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
0972/1195 1/17/2003 WD Q I 01 107,000
GRANTOR: USA DEPT OF VETERANS
GRANTEE: KENDRICK

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	0	0	0		1.50	100	1996	1996	3	100	1,463	

EXTRA FEATURES		TOTAL OB/XF	
101 SW HUMMINGBIRD GLN, LAKE CITY		1,463	

BUILDING NOTES	
BAS= W15 PTO= N12 W14 S12 E14\$ W36 FGR= W20 S20 E20 N20\$ S28 E15 FOP= S6 E21 N6 W21\$E36 N28\$.	

LAND DESCRIPTION		TOTAL OB/XF 1,463																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							