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

2027

11-4S-16-02905-136

BUILDING CHARACTERISTICS

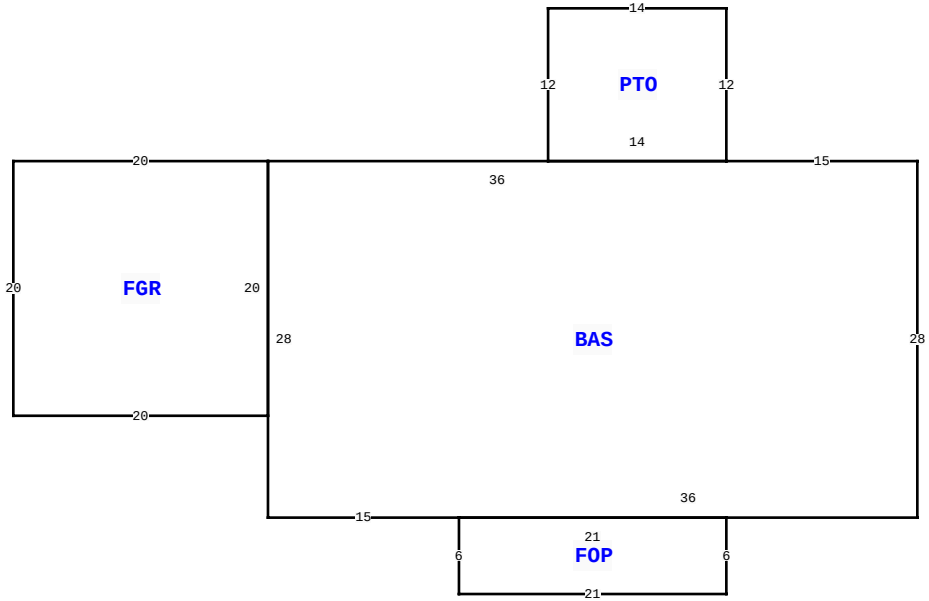
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	11416.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,428	100		1,428	123,315
FGR	400	55		220	18,998
FOP	126	30		38	3,281
PTO	168	5		8	691
TOTALS	2,122			1,694	146,286

MARKET ADJUSTMENTS

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	125.48	212,563	1996	1996	0	0	0	31.18	68.82

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



101 SW HUMMINGBIRD GLN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	975.00	UT	1.50	1.50	100	1996	1996	3	100	1,463	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	146,286
TOTAL MARKET OB/XF VALUE	1,463
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	182,749
SOH/AGL Deduction	0
ASSESSED VALUE	182,749
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	182,749
TOTAL JUST VALUE	182,749
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,407

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/11/2024 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS