LOTS 1 & 2 SOUTHERN APPROACHES S
WD 1052-1702, WD 1055-1054, 1179

ESHUIS HERMANNUS ADRIAAN/ESHUIS AMY KATHERINE
115 SW BONANZA GLN
LAKE CITY, FL 32025

2027

13-4S-16-02952-201

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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

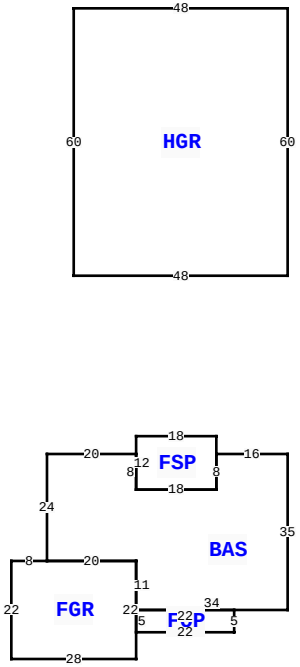
NEIGHBORHOOD/LOC 13416.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,526	100		1,526	149,575
FGR	616	55		339	33,228
FOP	110	30		33	3,234
FSP	216	40		86	8,430
HGR	2,880	45		1,296	127,031
TOTALS	5,348			3,280	321,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,280	110.0100	121.01	396,913	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2021 Heated Area: 1526 HX Base Yr 2021



115 SW BONANZA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	100	0	0	2,654.00	UT	2.50	2.50	100	2006	2006	3	100	6,635	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		321,500
TOTAL MARKET OB/XF VALUE		6,635
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		398,135
SOH/AGL Deduction		75,456
ASSESSED VALUE		322,679
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		271,268
TOTAL JUST VALUE		398,135
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23927	PLANE HNGR	248	12/05/2005
23775	SFR	514	10/25/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1432/226	3/08/2021	WD	Q	V	01	37,500
GRANTOR: BRANCH-TURLEY CAMILLE						
GRANTEE: ESHUIS HERMANNUS AD						
1423/0897	10/29/2020	WD	Q	I	01	279,000
GRANTOR: 115 SW BONANZA GLEN L						
GRANTEE: HERMANNUS ADRIAAN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N4 W18 S12 E18 N8$ S8 W18 N8 W20 S24 FGR= W8 S22 E28 N22 W20$ E20 S11 FOP= S5 E22 N5 W22$ E34 N35$ PTR= N40 HGR= N60 W48 S60 E48$ S40$.

LAND DESCRIPTION

TOTAL OB/XF 6,635

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	0000	C	VAC RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/22/2025 BY KS Total Acres: 1.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/17/2026 BY SYS