LOT 3 SOUTHERN APPROACHES S/D UN
879-206, WD 1115-818, WD 1121-17

MARTIN ROBERT TERRY
163 SW BONANZA GLN
LAKE CITY, FL 32025

2027

13-4S-16-02952-203

BUILDING CHARACTERISTICS

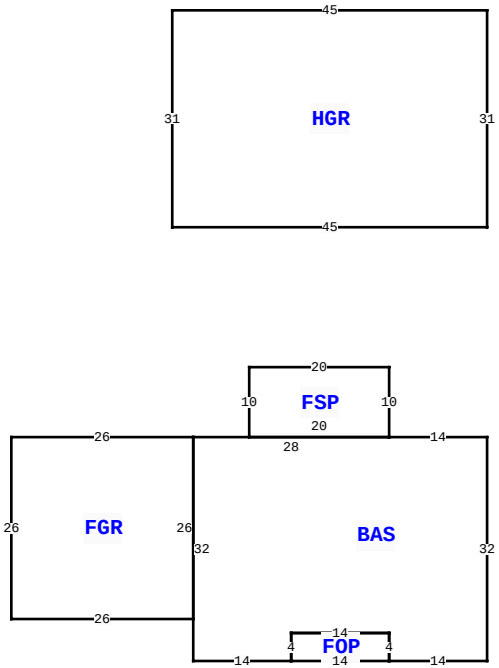
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,288	100		1,288	116,838
FGR	676	55		372	33,745
FOP	56	30		17	1,542
FSP	200	40		80	7,257
HGR	1,395	45		628	56,968
TOTALS	3,615			2,385	216,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,385	122.1715	134.39	320,500	1999	1999	0	0	0	32.50	67.50

1 SINGLE FAM 100% - 2015 Heated Area: 1288 HX Base Yr 2015



163 SW BONANZA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		216,351
TOTAL MARKET OB/XF VALUE		2,790
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		254,141
SOH/AGL Deduction		81,763
ASSESSED VALUE		172,378
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		120,967
TOTAL JUST VALUE		254,141
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049586	Roof Replacement	34,000	04/10/2024
19166	PLANE HNGR	206	01/30/2002
15468	SFR	220	05/04/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1284/2226	10/30/2014	WD	U	I	12	152,000
GRANTOR: BANK OF AMERICA N A						
GRANTEE: JOYCE DENATALE & RO						
1273/2031	4/15/2014	WD	U	I	12	248,000
GRANTOR: RAYMOND R SESSIONS						
GRANTEE: BANK OF AMERICA N A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N10 W20 S10 E20$ W28 FGR= W26 S26 E26 N26$ S32 E14 FOP= E14 N4 W14 S4$ N4 E14 S4 E14 N32$ PTR= N30 HGR= N31 W45 S31 E45$ S30$.

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	508.00	UT	1.50	1.50	100	1999	1999	3	100	762	
2	0166	CONC,PAVMT	0	100	0	0	1,014.00	UT	2.00	2.00	100	2002	2002	3	100	2,028	

LAND DESCRIPTION

TOTAL OB/XF 2,790

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							

REVIEW DATE 09/15/2025 BY chuck Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS