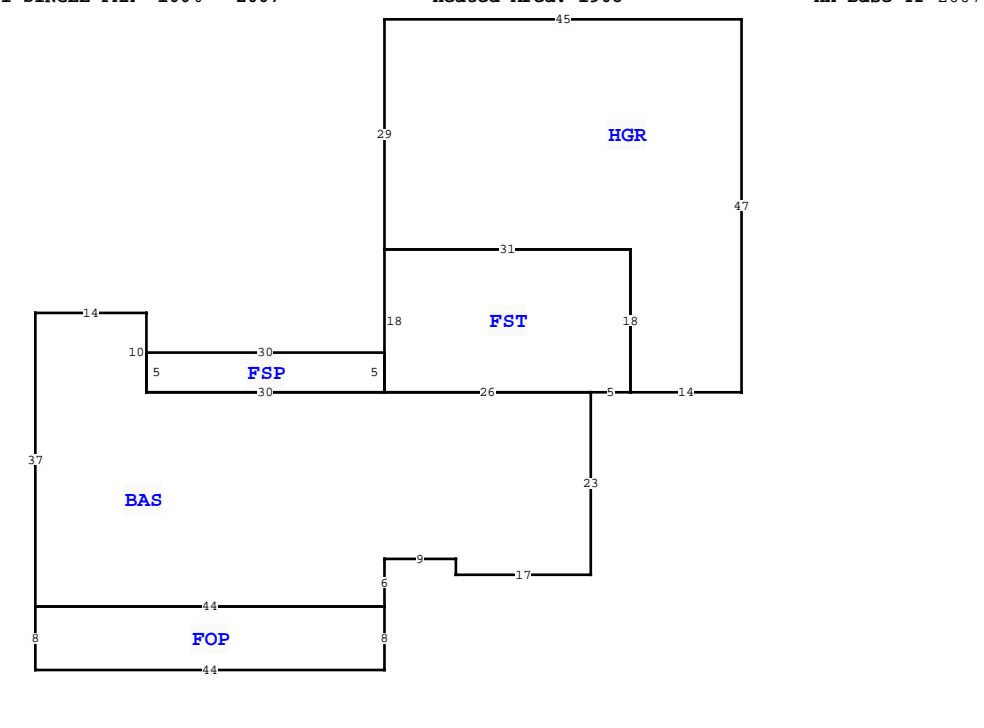


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	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	07	07
DOR CODE	0100	SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2007									



MAP NUM	MKT AREA	06			
13416.030	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,908	100		1,908	212,088
FOP	352	30		106	11,783
FSP	150	40		60	6,670
FST	558	55		307	34,125
HGR	1,557	45		701	77,921
TOTALS	4,525			3,082	342,588

231 SW BONANZA GLN, LAKE CITY	BLD DATE	LGL DATE	04/14/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0280	POOL R/CON	0	100	0	0	537.00	UT	70.00	70.00	100	2006	2006	3	51	19,171	
2	0282	POOL ENCL	0	100	41	42	1,722.00	UT	15.00	15.00	100	2006	2006	3	40	10,332	
3	0166	CONC,PAVMT	0	100	14	250	3,220.00	UT	2.50	2.50	100	2006	2006	3	100	8,050	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	

TOTAL OB/XF	41,753
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LAND DESCRIPTION																								
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	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	05/21/2024	BY	JS	Total Acres:	0.50	Total Land Value:	35,000	Market:	0	Agricultural:	0	Common:	35,000
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			342,588
TOTAL MARKET OB/XF VALUE			41,753
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			419,341
SOH/AGL Deduction			127,254
ASSESSED VALUE			292,087
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			240,676
TOTAL JUST VALUE			419,341
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			425,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049708	Roof Replacement	24,900	05/01/2024
40034	GENERATOR	0	06/25/2020
25033	POOL ENCL	100	09/27/2006
24808	POOL	250	08/01/2006
23695	SFR	718	10/07/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0929/2399	6/15/2001	WD Q	Q	V		27,500

GRANTOR: A & R OF LAKE CITY IN
GRANTEE: JAMES G & DEBORAH G

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W14 N37 FOP= S8 E44 N8 W44 E44 N6 E9 S2 E17 N23 FST= E5 HGR= E14 N47 W45 S29 E31 S18 N18 W31 S18 E26 W26 FSP= N5 W30 S5 E30 W30 N10.	