LOT 8 SOUTHERN APPROACHES S/D UN
ORB 929-2399

STEPHENSON JAMES G/STEPHENSON DEBORAH G
231 SW BONANZA GLN
LAKE CITY, FL 32025-2148

2027

13-4S-16-02952-208

BUILDING CHARACTERISTICS

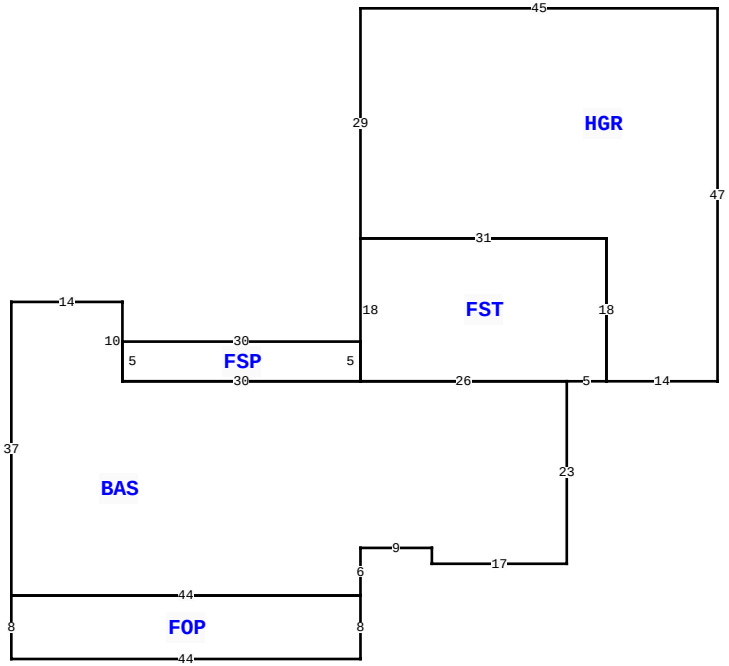
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	1,908	100		1,908	208,301
FOP	352	30		106	11,572
FSP	150	40		60	6,550
FST	558	55		307	33,516
HGR	1,557	45		701	76,529
TOTALS	4,525			3,082	336,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,082	123.9854	136.38	420,323	2006	2006	0	0	0	19.95	80.05

1 SINGLE FAM 100% - 2007 Heated Area: 1908 HX Base Yr 2007



231 SW BONANZA GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	336,469
TOTAL MARKET OB/XF VALUE	41,753
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	413,222
SOH/AGL Deduction	112,372
ASSESSED VALUE	300,850
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	249,439
TOTAL JUST VALUE	413,222
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	419,341

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	V		27,500

GRANTOR: A & R OF LAKE CITY IN

GRANTEE: JAMES G & DEBORAH G

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S37 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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 41,753

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 05/21/2024 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS