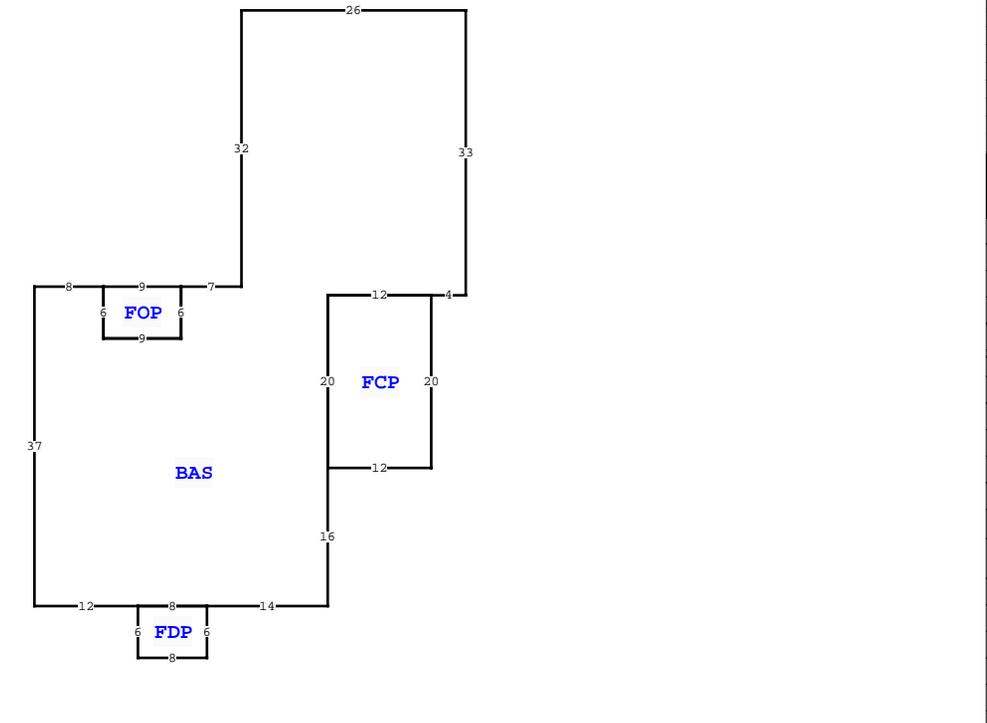


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories		0	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100

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%	- 2021								
Heated Area: 2052						HX Base Yr 2021					



Quality	06	06			
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	2,052	100		2,052	267,965
FCP	240	25		60	7,836
FDP	48	60		29	3,787
FOP	54	30		16	2,089
TOTALS	2,394			2,157	281,676

249 SW BONANZA GLN, LAKE CITY

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

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	0166	CONC,PAVMT	0	100	0	0			2.50	100	2021	2020		100	930	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			281,676
TOTAL MARKET OB/XF VALUE			930
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			317,606
SOH/AGL Deduction			75,480
ASSESSED VALUE			242,126
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			190,715
TOTAL JUST VALUE			317,606
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			315,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40169	ADDN SFR	0	07/17/2020
39741	SFR	0	05/07/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1405/1272	2/10/2020	WD	Q	V	03	30,000
GRANTOR: LORI SCHNEERER						
GRANTEE: JOSEPHINE ABBATE						
1327/1663	12/15/2016	WD	U	V	11	100
GRANTOR: ELMER SCHNEERER						
GRANTEE: ELMER SCHNEERER (WR						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,-20] W26 S32 W7 S6 W9 N6 W8 S37 E12 E8 E14 N16 N20 E12 E4 N33 \$	
FCP=[ORIG=-16,13] E12 S20 W12 N20 \$	
FOP=[ORIG=-42,12] E9 S6 W9 N6 \$	
FDP=[ORIG=-38,49] E8 S6 W8 N6 \$	

LAND DESCRIPTION																	TOTAL OB/XF									
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									