



ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 0		131.15	145,183	1991	1991	0	0	34.00	66.00

Heated Area: 1100 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		95,821	
TOTAL MARKET OB/XF VALUE		946	
TOTAL LAND VALUE - MARKET		45,450	
TOTAL MARKET VALUE		142,217	
SOH/AGL Deduction		7,655	
ASSESSED VALUE		134,562	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		134,562	
TOTAL JUST VALUE		142,217	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		133,569	

DOR CODE		0100 SINGLE FAMILY			
MAP NUM	MKT AREA	03			
NEIGHBORHOOD/LOC	21216.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100		1,100	95,215
FOP	24	30		7	606
TOTALS	1,124			1,107	95,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049960	Roof Replacement	7,690	05/28/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/504	2/18/2026	WD U	U	I	11	100

GRANTOR: KENDRICK LARRY D
GRANTEE: BONNIE OAKS, LLC
0841/1871 6/30/1997 WD U I 11 42,500
GRANTOR: SECRETATY VETERANS AF
GRANTEE: KENDRICK

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	0	0	390.00	UT	1.40	1.40	100	0	0	3	100	546	
2	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	

TOTAL OB/XF										946							
989 NW SUWANNEE VALLEY RD, LAKE CITY										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/11/2026	MLU

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W44 S25 E24 FOP= S4 E6N4 W6\$ E20 N25\$.									

LAND DESCRIPTION										TOTAL OB/XF										946									
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	0		00	0.00	0.00	5.05	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,450												