E 501.60 FT OF SE1/4 OF SW1/4, E
751-13, 832-018, 834-2008, 841-1

BONNIE OAKS, LLC
453 NW EMERALD LAKES DR
LAKE CITY, FL 32055

2027

21-2S-16-01685-004

BUILDING CHARACTERISTICS

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 Floo	14	CARPET 90
Interior Floo	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
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 03

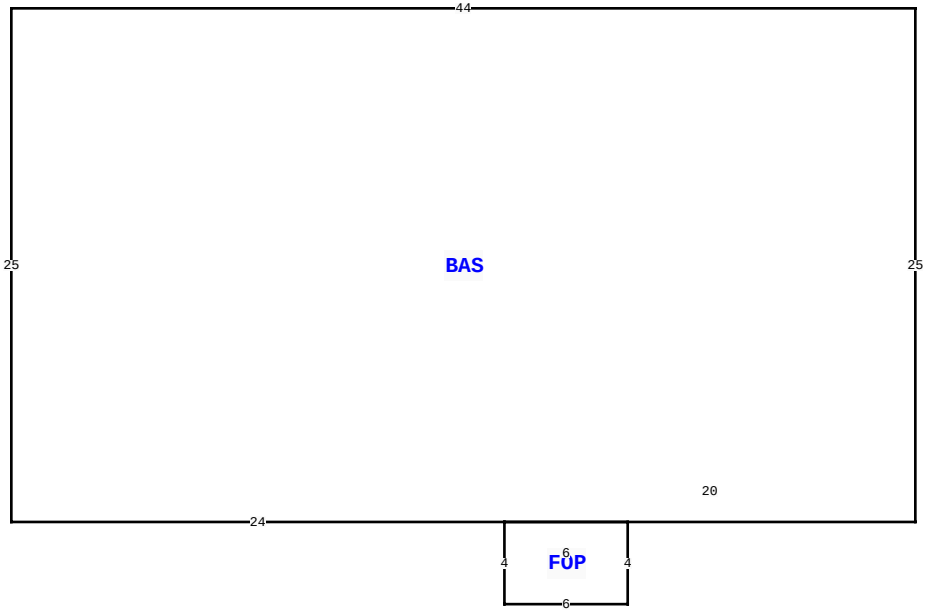
NEIGHBORHOOD/LOC 21216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100		1,100	93,516
FOP	24	30		7	595
TOTALS	1,124			1,107	94,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,107	117.0960	128.81	142,593	1991	1991	0	0	0	34.00	66.00

1 SINGLE FAM 0% - 0 Heated Area: 1100 HX Base Yr



989 NW SUWANNEE VALLEY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	94,111
TOTAL MARKET OB/XF VALUE	946
TOTAL LAND VALUE - MARKET	45,450
TOTAL MARKET VALUE	140,507
SOH/AGL Deduction	0
ASSESSED VALUE	140,507
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,507
TOTAL JUST VALUE	140,507
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,217

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	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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S25 E24 FOP= S4 E6N4 W6$ E20 N25$.

LAND DESCRIPTION

TOTAL OB/XF 946

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	0		00	0.00	0.00	5.05	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,450							

REVIEW DATE 06/17/2024 BY JS Total Acres: 5.05 Total Land Value: 45,450 Market: 0 Agricultural: 0 Common: 45,450 PRINTED 11/17/2026 BY SYS