LOTS 5 & 6 BLOCK C SUWANNEE
VALLEY ESTATES S/D & THAT
PORTION TO THE C/L OF NW

COLUMBIA COUNTY, FLORIDA
P O BOX 1529
LAKE CITY, FL 32056

2026

22-2S-16-01718-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY IMP	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	22216.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

270 NW BONITA WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		21,600
TOTAL MARKET VALUE		21,600
SOH/AGL Deduction		810
ASSESSED VALUE		20,790
TOTAL EXEMPTION VALUE	03	20,790
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		21,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		18,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1289/2154	2/23/2015	WD	U	I	18	70,000
GRANTOR: DUANE K & ZENA RICHAR						
GRANTEE: COLUMBIA COUNTY, FL						
0970/1361	12/23/2002	WD	Q	I	06	38,500
GRANTOR: KATIE C RICHARDSON						
GRANTEE: DUANE C RICHARDSON						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		RSF-1	200.00	120.00	2.00	LT		1.00	1.00	0.90	12,000.00	10,800.00	21,600							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 0.55 Total Land Value: 21,600 Market: 0 Agricultural: 0 Common: 21,600 PRINTED 05/12/2026 BY SYS