LOT 7 BLOCK C SUWANNEE VALLEY ESTATES S/D. ORB 327-125, 723-766, 827-1163

GEIGER CHRISTINE F/GEIGER STANLEY J
226 NW BONITA WAY
LAKE CITY, FL 32055

2027

22-2S-16-01718-007

BUILDING CHARACTERISTICS

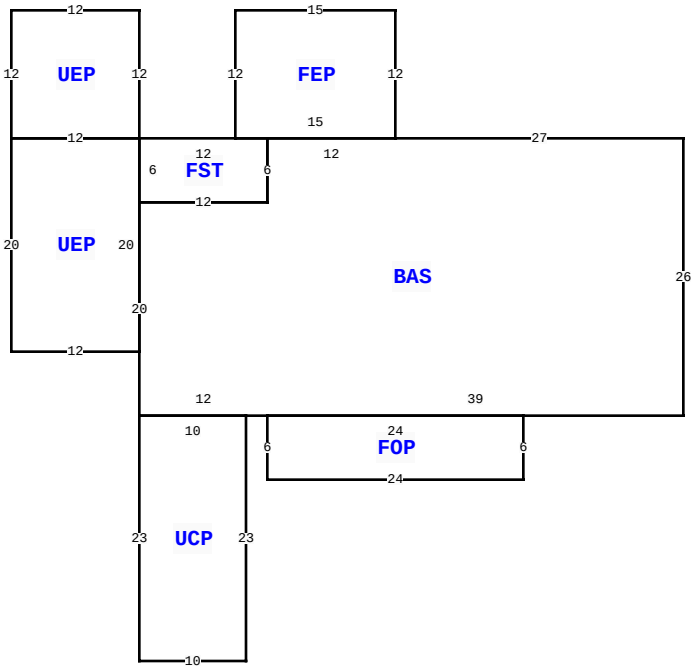
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	22216.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,254	100		1,254	107,642
FEP	180	80		144	12,361
FOP	144	30		43	3,691
FST	72	55		40	3,433
UCP	230	20		46	3,949
UEP	144	60		86	7,382
UEP	240	60		144	12,361
TOTALS	2,264			1,757	150,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,757	120.0500	132.06	232,029	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1254 HX Base Yr



226 NW BONITA WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
2	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	1,000	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		150,819
TOTAL MARKET OB/XF VALUE		4,200
TOTAL LAND VALUE - MARKET		12,000
TOTAL MARKET VALUE		167,019
SOH/AGL Deduction		77,200
ASSESSED VALUE		89,819
TOTAL EXEMPTION VALUE	HX HB SX	89,819
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		167,019
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,760

LAND:1:1: 0.28 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052454	Roof Replacement	17,000	02/28/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0827/1163	8/20/1996	WD	Q	I	03	0
GRANTOR: CHRISTINE F TALLEY						
GRANTEE: CHRISTINE F GEIGER						
0723/0766	6/29/1990	WD	Q	I		35,500
GRANTOR: PETERS						
GRANTEE: TALLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FEP= N12 W15 S12 E15$ W12 FST= W12 UEP= N12 W12 S12 E12$ UEP= W12 S20 E12 N20$ S6 E12 N6$S6 W12 S20 UCP= S23 E10 N23 W10$ E12FOP= S6 E24 N6 W24$ E39 N26$.

LAND DESCRIPTION

TOTAL OB/XF 4,200

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	100.00	120.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 06/02/2025 BY chuck Total Acres: 0.28 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/17/2026 BY SYS