

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

2025

22-2S-16-01718-007



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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	99,393
FEP	180	80		144	11,413
FOP	144	30		43	3,408
FST	72	55		40	3,171
UCP	230	20		46	3,646
UEP	144	60		86	6,817
UEP	240	60		144	11,413
TOTALS	2,264			1,757	139,262

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	
2	0021	BARN, FR AE	0	100	0	0	1.00	UT	0.00	0.00	
3	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0100	C	SFR	100		RSF	1100.00	120.00	1.00	LT	

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	116.1300	121.94	214,249	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											

226 NW BONITA WAY, LAKE CITY				XF DATE						LAND DATE		05/17/2023	MLU
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	0.00	0.00	100	1993	1993	3	100	100				
1.00	UT	0.00	0.00	100	1993	1993	3	100	300				
1.00	UT	0.00	0.00	100	1993	1993	3	100	100				
1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200				
1.00	UT	0.00	0.00	100	2023	2022		100	1,000				
1.00	UT	0.00	0.00	100	2023	2022		100	1,500				

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		139,262			
TOTAL MARKET OB/XF VALUE		4,200			
TOTAL LAND VALUE - MARKET		10,200			
TOTAL MARKET VALUE		153,662			
SOH/AGL Deduction		68,752			
ASSESSED VALUE		84,910			
TOTAL EXEMPTION VALUE		HX HB SX 84,910			
BASE TAXABLE VALUE		0			
TOTAL JUST VALUE		153,662			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		153,662			

LAND:1:1: 0.28 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

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\$.											