COMM NW COR OF SW1/4 OF SW1/4, E
POB, CONT E 1351.78 FT, S 102.18
FT, S 514.99 FT, S 686.46 FT TO

RDH TRUCKING INC
2291 SE STATE ROAD 100
LAKE CITY, FL 32025

2026

01-4S-17-07474-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

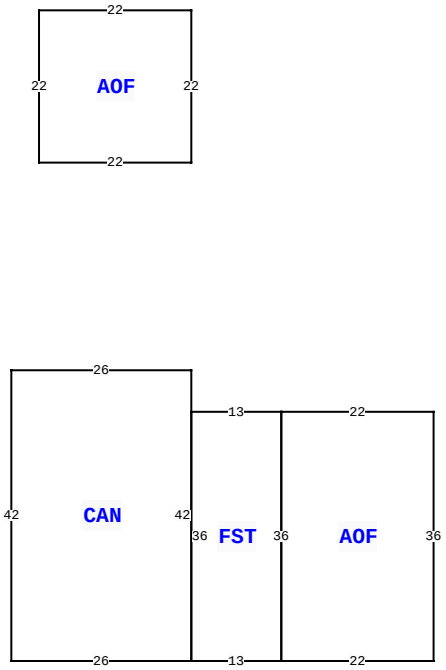
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		18 100
RMS		5 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	484	110		532	19,897
AOF	792	110		871	32,576
CAN	1,092	30		328	12,267
FST	468	50		234	8,752
TOTALS	2,836			1,965	73,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,965	101.0747	74.80	146,982	1980	1980	0	0	0	50.00	50.00

2 OFFICE LOW 0% - 2021 Heated Area: 1276 HX Base Yr



2291 SE STATE ROAD 100 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	185,874
TOTAL MARKET OB/XF VALUE	13,200
TOTAL LAND VALUE - MARKET	186,250
TOTAL MARKET VALUE	385,324
SOH/AGL Deduction	0
ASSESSED VALUE	385,324
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	385,324
TOTAL JUST VALUE	385,324
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	385,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048443	Electrical Servic	0	10/18/2023
000047123	New Commercial Co	96,857	05/03/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1410/1384	4/13/2020	WD	Q	I	03	285,000
GRANTOR: KATHLEEN BENTON, FRED						
GRANTEE: RDH TRUCKING INC						
1408/1879	3/25/2020	WD	U	I	16	36,800
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: KATHLEEN BENTON, FR						

BUILDING NOTES

BUILDING DIMENSIONS

CAN= W26 S42 E26 FST= E13 AOF= E22 N36 W22 S36$ N36 W13 S36$ N42$ PTR=N30 AOF= N22 W22 S22 E22$ S30$.

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	4,400.00	UT	3.00	3.00	100	2024	2023		100	13,200	

LAND DESCRIPTION

TOTAL OB/XF 13,200

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	0		I	0.00	0.00	5.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	70,000							
2	9900	C	AC NON-AG	0		I	0.00	0.00	23.25	AC		1.00	1.00	1.00	5,000.00	5,000.00	116,250							

REVIEW DATE 03/28/2025 BY mark Total Acres: 28.25 Total Land Value: 186,250 Market: 0 Agricultural: 0 Common: 186,250 PRINTED 10/01/2025 BY SYS

COMM NW COR OF SW1/4 OF SW1/4, E
POB, CONT E 1351.78 FT, S 102.18
FT, S 514.99 FT, S 686.46 FT TO

RDH TRUCKING INC
2291 SE STATE ROAD 100
LAKE CITY, FL 32025

2026

01-4S-17-07474-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

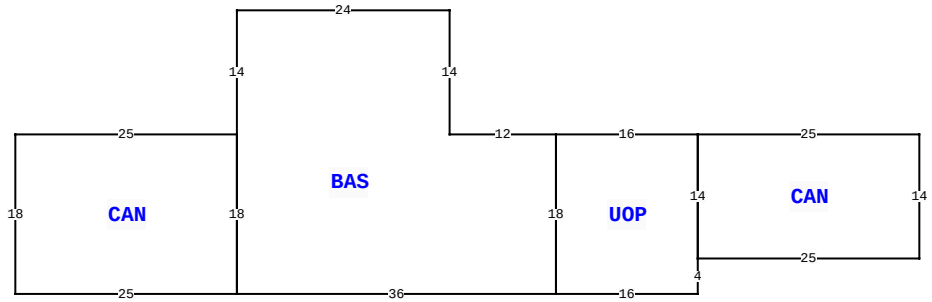
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	29	NONE 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 50
Interior Floo	03	CONC FINSH 50
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		3 100
Stories	0	0 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100		984	1,614
CAN	350	30		105	172
CAN	450	30		135	221
UOP	288	30		86	141
TOTALS	2,072			1,310	2,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8600	06	1,310	29.2950	8.20	10,742	1930	1930	0	0	50	50.00	20.00

3 BARNS 0% - 2021 Heated Area: 984 HX Base Yr



2291 SE STATE ROAD 100 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	185,874
TOTAL MARKET OB/XF VALUE	13,200
TOTAL LAND VALUE - MARKET	186,250
TOTAL MARKET VALUE	385,324
SOH/AGL Deduction	0
ASSESSED VALUE	385,324
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	385,324
TOTAL JUST VALUE	385,324
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	385,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1410/1384	4/13/2020	WD	Q	I	03	285,000
GRANTOR: KATHLEEN BENTON, FRED						
GRANTEE: RDH TRUCKING INC						
1408/1879	3/25/2020	WD	U	I	16	36,800
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: KATHLEEN BENTON, FR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N14 W24 S14 CAN= W25 S18 E25 N18$ S18 E36 UOP= E16 N4CAN= E25 N14 W25S14$ N14 W16 S18$ N18$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/28/2025 BY mark Total Acres: 28.25 Total Land Value: 186,250 Market: 0 Agricultural: 0 Common: 186,250 PRINTED 10/01/2025 BY SYS

COMM NW COR OF SW1/4 OF SW1/4, E
POB, CONT E 1351.78 FT, S 102.18
FT, S 514.99 FT, S 686.46 FT TO

RDH TRUCKING INC
2291 SE STATE ROAD 100
LAKE CITY, FL 32025

2026

01-4S-17-07474-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

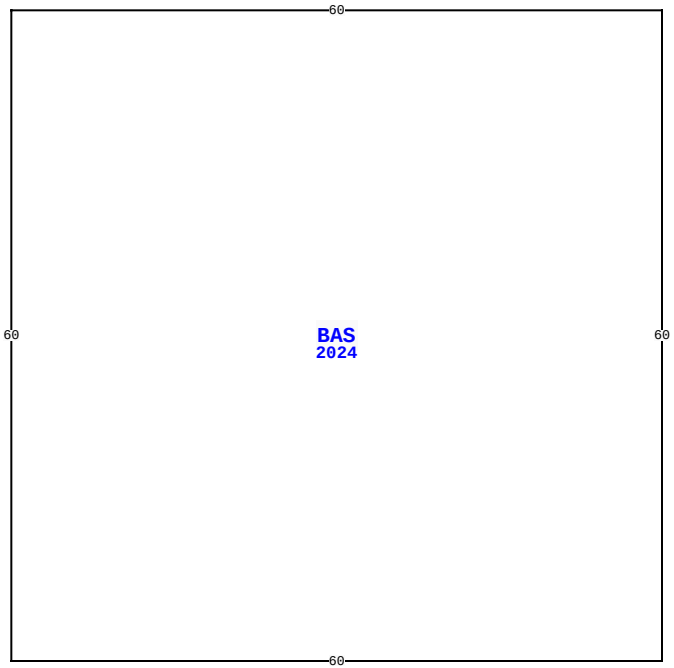
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		1 100
Stories	1.	1. 100
Units		N/A 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,600	100	2024	3,600	110,235
TOTALS	3,600			3,600	110,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8701	06	3,600	88.3667	30.93	111,348	2023	2023	0	0	0	1.00	99.00

4 PREF M B S 0% - 2024 Heated Area: 3600 HX Base Yr



2291 SE STATE ROAD 100 , LAKE CITY

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XF DATE		LAND DATE	04/10/2025 MLU
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ASSESSED VALUE	385,324
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	385,324
TOTAL JUST VALUE	385,324
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	385,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: KATHLEEN BENTON, FRED						
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1408/1879	3/25/2020	WD	U	I	16	36,800
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: KATHLEEN BENTON, FR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=100,10] S60 W60 N60 E60 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/28/2025 BY mark Total Acres: 28.25 Total Land Value: 186,250 Market: 0 Agricultural: 0 Common: 186,250 PRINTED 10/01/2025 BY SYS