COMM NE COR OF NE1/4, S 1322.13
FT, W 1497.76 FT, S 97.02 FT TO
CR 240 & POB, S 74 DEG E 1051.51

DICKS BENJAMIN DANIEL
2253 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

08-5S-17-09165-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

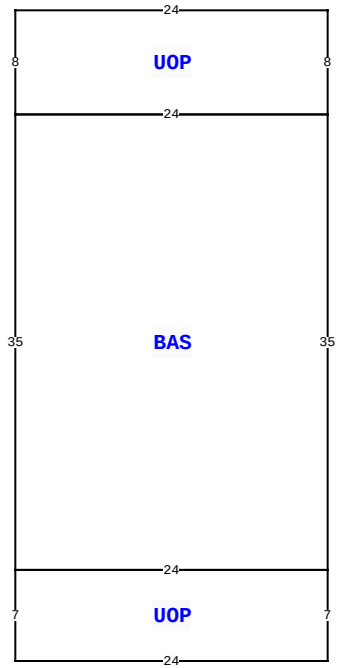
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	8517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	9,040
UOP	168	20		34	366
UOP	192	20		38	409
TOTALS	1,200			912	9,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	912	48.0480	53.81	49,075	1940	1940	0	0	50	35.00	20.00

1 SINGLE FAM 0% - 0 Heated Area: 840 HX Base Yr



2043 SW COUNTY ROAD 240 , 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: 3	Tax Dist:
BUILDING MARKET VALUE	68,623
TOTAL MARKET OB/XF VALUE	15,000
TOTAL LAND VALUE - MARKET	68,420
TOTAL MARKET VALUE	113,876
SOH/AGL Deduction	31,952
ASSESSED VALUE	81,924
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,924
TOTAL JUST VALUE	152,043
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1547/1442	8/19/2025	QC	U	I	11	0
GRANTOR: DICKS LESTERS ALEXAND						
GRANTEE: DICKS BENJAMIN DANI						
1545/1138	7/24/2025	QC	U	I	11	100
GRANTOR: DICKS DREW WAYNE						
GRANTEE: DICKS BENJAMIN DANI						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N8 W24 S8 E24$ BAS= W24 S35 UOP= S7 E24 N7 W24$ E24 N35$.

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	9947	Septic	0	0	0	0	5.00	UT	3,000.00	3,000.00	100			3	100	15,000	

LAND DESCRIPTION

TOTAL OB/XF 15,000

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	0200	C	MBL HM	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	27,500							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	7.44	AC		1.00	1.00	1.00	370.00	370.00	2,753							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	7.44	AC		1.00	1.00	1.00	5,500.00	5,500.00	40,920							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 12.44 Total Land Value: 30,253 Market: 40,920 Agricultural: 2,753 Common: 27,500 PRINTED 10/03/2025 BY SYS

COMM NE COR OF NE1/4, S 1322.13
FT, W 1497.76 FT, S 97.02 FT TO
CR 240 & POB, S 74 DEG E 1051.51

DICKS BENJAMIN DANIEL
2253 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

08-5S-17-09165-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

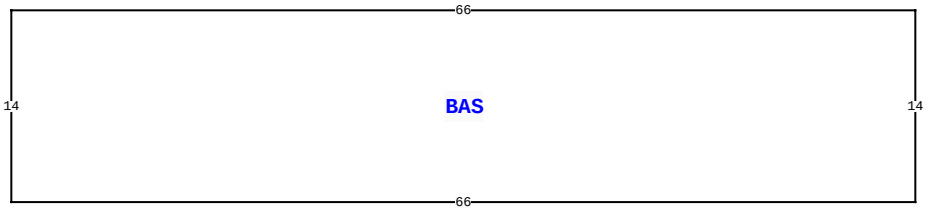
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	8517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	13,723
TOTALS	924			924	13,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	61.8885	37.13	34,308	1981	1981	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



2043 SW COUNTY ROAD 240 , 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: 3	Tax Dist:
BUILDING MARKET VALUE	68,623
TOTAL MARKET OB/XF VALUE	15,000
TOTAL LAND VALUE - MARKET	68,420
TOTAL MARKET VALUE	113,876
SOH/AGL Deduction	31,952
ASSESSED VALUE	81,924
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,924
TOTAL JUST VALUE	152,043
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/1442	8/19/2025	QC	U	I	11	0
GRANTOR: DICKS LESTERS ALEXAND						
GRANTEE: DICKS BENJAMIN DANI						
1545/1138	7/24/2025	QC	U	I	11	100
GRANTOR: DICKS DREW WAYNE						
GRANTEE: DICKS BENJAMIN DANI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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 12/02/2024 BY SYS Total Acres: 12.44 Total Land Value: 30,253 Market: 40,920 Agricultural: 2,753 Common: 27,500 PRINTED 10/03/2025 BY SYS

COMM NE COR OF NE1/4, S 1322.13 FT, W 1497.76 FT, S 97.02 FT TO CR 240 & POB, S 74 DEG E 1051.51

DICKS BENJAMIN DANIEL
2253 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

08-5S-17-09165-003

BUILDING CHARACTERISTICS

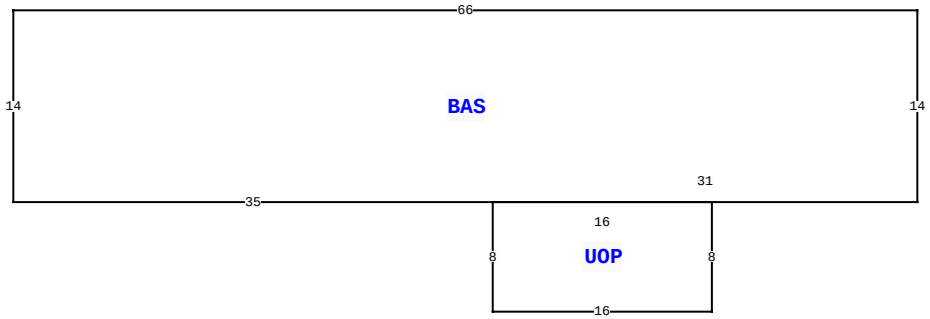
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	8517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	15,590
UOP	128	25		32	540
TOTALS	1,052			956	16,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	956	70.3035	42.18	40,324	1981	1981	0	0	0	60.00	40.00

3 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



2043 SW COUNTY ROAD 240 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 5 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	68,623
TOTAL MARKET OB/XF VALUE	15,000
TOTAL LAND VALUE - MARKET	68,420
TOTAL MARKET VALUE	113,876
SOH/AGL Deduction	31,952
ASSESSED VALUE	81,924
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,924
TOTAL JUST VALUE	152,043
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/1442	8/19/2025	QC	U	I	11	0
GRANTOR: DICKS LESTERS ALEXAND						
GRANTEE: DICKS BENJAMIN DANI						
1545/1138	7/24/2025	QC	U	I	11	100
GRANTOR: DICKS DREW WAYNE						
GRANTEE: DICKS BENJAMIN DANI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E35 UOP= S8 E16N8 W16$ E31 N14$.

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

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

REVIEW DATE 12/02/2024 BY SYS Total Acres: 12.44 Total Land Value: 30,253 Market: 40,920 Agricultural: 2,753 Common: 27,500 PRINTED 10/03/2025 BY SYS

COMM NE COR OF NE1/4, S 1322.13
FT, W 1497.76 FT, S 97.02 FT TO
CR 240 & POB, S 74 DEG E 1051.51

DICKS BENJAMIN DANIEL
2253 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

08-5S-17-09165-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

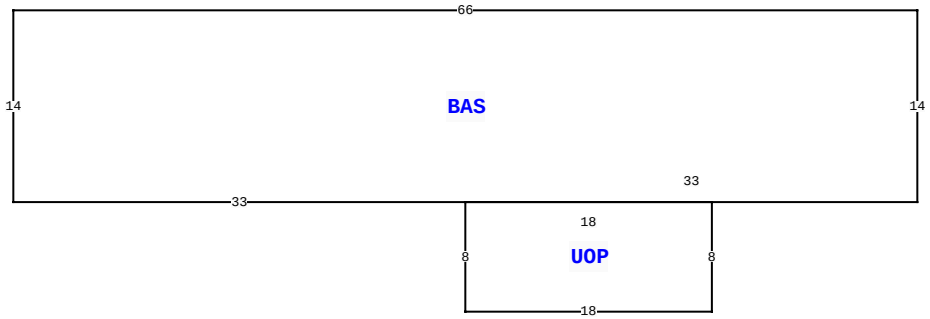
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	8517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	14,573
UOP	144	25		36	568
TOTALS	1,068			960	15,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	65.7135	39.43	37,853	1985	1985	0	0	0	60.00	40.00

4 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



2043 SW COUNTY ROAD 240 , 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: 3	Tax Dist:
BUILDING MARKET VALUE	68,623
TOTAL MARKET OB/XF VALUE	15,000
TOTAL LAND VALUE - MARKET	68,420
TOTAL MARKET VALUE	113,876
SOH/AGL Deduction	31,952
ASSESSED VALUE	81,924
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,924
TOTAL JUST VALUE	152,043
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/1442	8/19/2025	QC	U	I	11	0
GRANTOR: DICKS LESTERS ALEXAND						
GRANTEE: DICKS BENJAMIN DANI						
1545/1138	7/24/2025	QC	U	I	11	100
GRANTOR: DICKS DREW WAYNE						
GRANTEE: DICKS BENJAMIN DANI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E33 UOP= S8 E18N8 W18$ E33 N14$.

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

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

REVIEW DATE 12/02/2024 BY SYS Total Acres: 12.44 Total Land Value: 30,253 Market: 40,920 Agricultural: 2,753 Common: 27,500 PRINTED 10/03/2025 BY SYS

COMM NE COR OF NE1/4, S 1322.13
FT, W 1497.76 FT, S 97.02 FT TO
CR 240 & POB, S 74 DEG E 1051.51

DICKS BENJAMIN DANIEL
2253 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

08-5S-17-09165-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

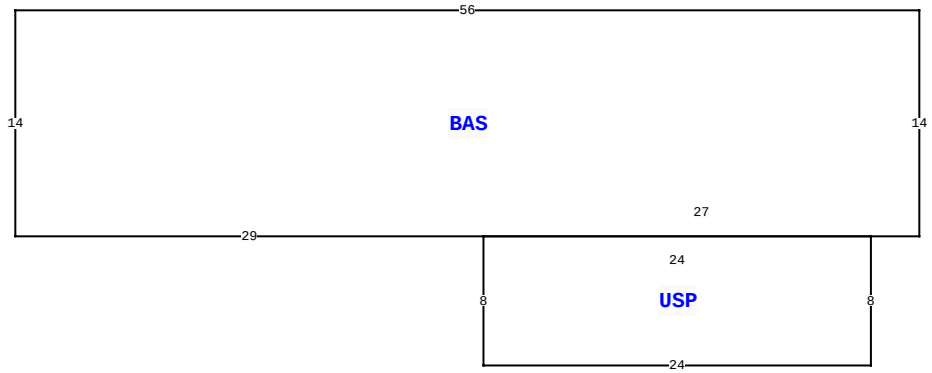
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	8517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	12,726
USP	192	35		67	1,088
TOTALS	976			851	13,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	851	67.6260	40.58	34,534	1985	1985	0	0	0	60.00	40.00

5 MOBILE HME 0% - 0 Heated Area: 784 HX Base Yr



2043 SW COUNTY ROAD 240 , 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: 3	Tax Dist:
BUILDING MARKET VALUE	68,623
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ASSESSED VALUE	81,924
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,924
TOTAL JUST VALUE	152,043
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/1442	8/19/2025	QC	U	I	11	0
GRANTOR: DICKS LESTERS ALEXAND						
GRANTEE: DICKS BENJAMIN DANI						
1545/1138	7/24/2025	QC	U	I	11	100
GRANTOR: DICKS DREW WAYNE						
GRANTEE: DICKS BENJAMIN DANI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E29 USP= S8 E24N8 W24$ E27 N14$.

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 12/02/2024 BY SYS Total Acres: 12.44 Total Land Value: 30,253 Market: 40,920 Agricultural: 2,753 Common: 27,500 PRINTED 10/03/2025 BY SYS