

LOT 24 TIMBERLANDS S/D PHASE 1
WD 1151-2385, WD 1339-98, WD 139

BENSON ERIC MICHAEL/BENSON EMILY KAYLA
PO BOX 667
LAKE CITY, FL 32056

2026

10-4S-16-02856-124



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

Quality	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06
NEIGHBORHOOD/LOC	10416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,433	100		2,433	290,092
FGR	560	55		308	36,724
FOP	16	30		5	596
FSP	180	40		72	8,585
TOTALS	3,189			2,818	335,996

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	50	0	0	1,927.00	UT	2.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	50		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,818	115.7184	129.60	365,213	2017	2017	0	0	8.00	92.00

1 SINGLE FAM 50% - 2023 Heated Area: 2433 HX Base Yr 2023

Diagram labels: BAS, FGR, FSP, FOP. Dimensions: 18, 10, 18, 44, 52, 28, 11, 20, 4, 4, 11.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	50	0	0	1,927.00	UT	2.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0100	C	SFR	50			1.00	LT	1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		335,996	
TOTAL MARKET OB/XF VALUE		3,854	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		362,350	
SOH/AGL Deduction		4,460	
ASSESSED VALUE		357,890	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		307,168	
TOTAL JUST VALUE		362,350	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		366,002	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34744	SFR	937	12/14/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1477/1167	10/17/2022	WD	Q	I	01
GRANTOR: JOHNSON GEEVARGHESE					SALE PRICE
GRANTEE: BENSON ERIC MICHAEL					427,000
1391/0290	8/07/2019	WD	U	I	30
GRANTOR: N P DODGE JR AS TRUST					240,000
GRANTEE: GEEVARGHESE JOHNSON					

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS= W18 FSP= W18 S10 E18 N10\$ S10 W18 N10 W18 S44 FGR= S20 E28 N20 W28\$ E28 S11 E11 FOP= E4 N4 W4 S4\$ N4 E4 S1 E11 N52\$.