LOT 10 DEERHAVEN S/D UNREC.
COMM SW COR OF W1/2 OF SE1/4, RU
1254.76 FT, N 1920 FT FOR POB, R

BENSON HOMER J/BENSON BRANDY A
656 SE SULTON LP
LAKE CITY, FL 32025

2026

13-4S-17-08335-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03

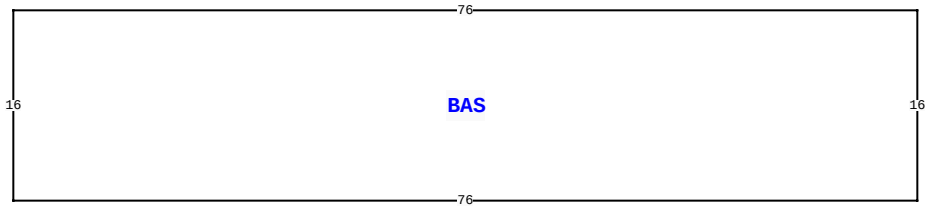
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	13417.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	48,863
TOTALS	1,216			1,216	48,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,216	89.1000	73.06	88,841	1997	1997	0	0	0	45.00	55.00

2 MANUF 1 100% - 2025 Heated Area: 1216 HX Base Yr 2025



656 SE SULTON LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		48,863
TOTAL MARKET OB/XF VALUE		10,200
TOTAL LAND VALUE - MARKET		31,200
TOTAL MARKET VALUE		90,263
SOH/AGL Deduction		0
ASSESSED VALUE		90,263
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		39,541
TOTAL JUST VALUE		90,263
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,263

SALE:2:1: $.70 STAMPS

SALE:1:1: SALE INCLUDES STORAGE BLDG

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051586	Storage Building	12,000	08/01/2025
000051180	Right-of-Way Acce		10/21/2024
26694	M H	586	01/30/2008
20394	M H	125	02/07/2003
19952	M H	125	09/10/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1510/35	3/07/2024	WD	Q	I	01	120,000
GRANTOR: TRUESDALE KAREN J						
GRANTEE: BENSON HOMER J						
1336/0975	5/06/2017	QC	U	I	11	100
GRANTOR: MICHAEL T TRUESDALE						
GRANTEE: KAREN J TRUESDALE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
2	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	2,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 10,200

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	0200	C	MBL HM	100		RSF/MH	0.00	0.00	7.80	AC		1.00	1.00	1.00	4,000.00	4,000.00	31,200							

REVIEW DATE 03/12/2024 BY TP Total Acres: 7.80 Total Land Value: 31,200 Market: 0 Agricultural: 0 Common: 31,200 PRINTED 11/19/2025 BY SYS