

LOT 16 HUNNINGTON PLACE PHS 1.
WD 1282-2505, WD 1296-2202, WD 1

BENSON HEATHER/BANDEL CONNOR
259 SW NEWLYWED CT
LAKE CITY, FL 32024

2025

14-4S-16-02973-116



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

Quality		07 07			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA			06
NEIGHBORHOOD/LOC		14416.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,718	100		1,718	223,814
FGR	462	55		254	33,090
FOP	56	30		17	2,215
FOP	100	30		30	3,908

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0			1,047.00
2	0169	FENCE/WOOD	0	100	0	0			1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,019	127.8200	143.16	289,040	2015	2015	0	0	0	9.00	91.00
1 SINGLE FAM - 100% - 2023												
Heated Area: 1718												
HX Base Yr 2023												
259 SW NEWLYWED CT, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/03/2025 MLU												

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		263,026			
TOTAL MARKET OB/XF VALUE		5,594			
TOTAL LAND VALUE - MARKET		35,000			
TOTAL MARKET VALUE		303,620			
SOH/AGL Deduction		23,812			
ASSESSED VALUE		279,808			
TOTAL EXEMPTION VALUE		HX HB			
BASE TAXABLE VALUE		229,086			
TOTAL JUST VALUE		303,620			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		284,886			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32517	SFR	687	12/04/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1470/410	6/29/2022	WD	Q	I	01
GRANTOR: PRINCE JACOB D					
GRANTEE: BENSON HEATHER					
1296/2202	6/19/2015	WD	Q	I	01
GRANTOR: BULLARD MANAGEMENT SE					
GRANTEE: JACOB D PRINCE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W11 N10 W16 FOP= W10 S10 E10 N10\$ S10 W32 S22 FGR= S21 E22 N21 W22\$ E22 S7 E12 FOP= S2 E8 N7 W8 S5\$ N5 E8 S8 E12 N2 E5 N30\$.									

LAND DESCRIPTION										TOTAL OB/XF										5,594					
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	
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000								