LOT 2 BLOCK B HIDDEN ACRES S/D

971-1597, WD 1074-2524,

KELLETT CHERYL A
305 SE BENNIE LANE
LAKE CITY, FL 32025

2026

15-4S-17-08355-302

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

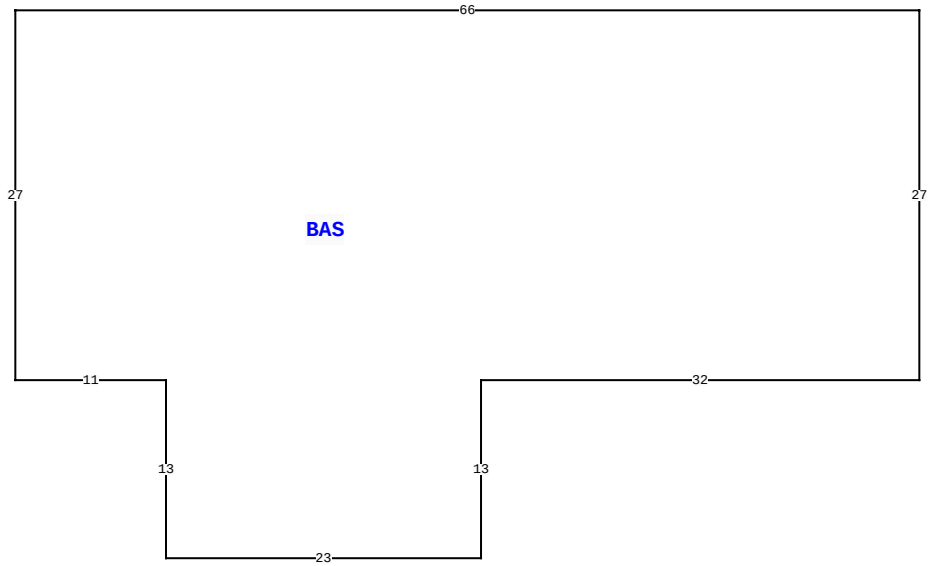
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,081	100		2,081	52,100
TOTALS	2,081			2,081	52,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,081	104.3100	62.59	130,250	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2012 Heated Area: 2081 HX Base Yr 2012



305 SE BENNIE LN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		52,100
TOTAL MARKET OB/XF VALUE		5,350
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		79,950
SOH/AGL Deduction		28,228
ASSESSED VALUE		51,722
TOTAL EXEMPTION VALUE	HX HB	25,122
BASE TAXABLE VALUE		26,600
TOTAL JUST VALUE		79,950
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20977	M H	125	08/13/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1074/2524	2/16/2006	WD	Q	V	04	17,000

GRANTOR: SUBRANDY

GRANTEE: CHERYL KELLETT

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E11 S13 E23 N13 E32 N27$.

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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	250	
2	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,600	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 5,350

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 04/20/2017 BY BC Total Acres: 1.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/19/2025 BY SYS