

LOT 35 HIDDEN ACRES S/D BLOCK C
956-2354, CS 02-994-DR, CT 1008-

GARCIA CHRISTINA LEE/GOVIN MICHAEL
496 SE BENNIE LN
LAKE CITY, FL 32025

2026

15-4S-17-08355-335



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	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

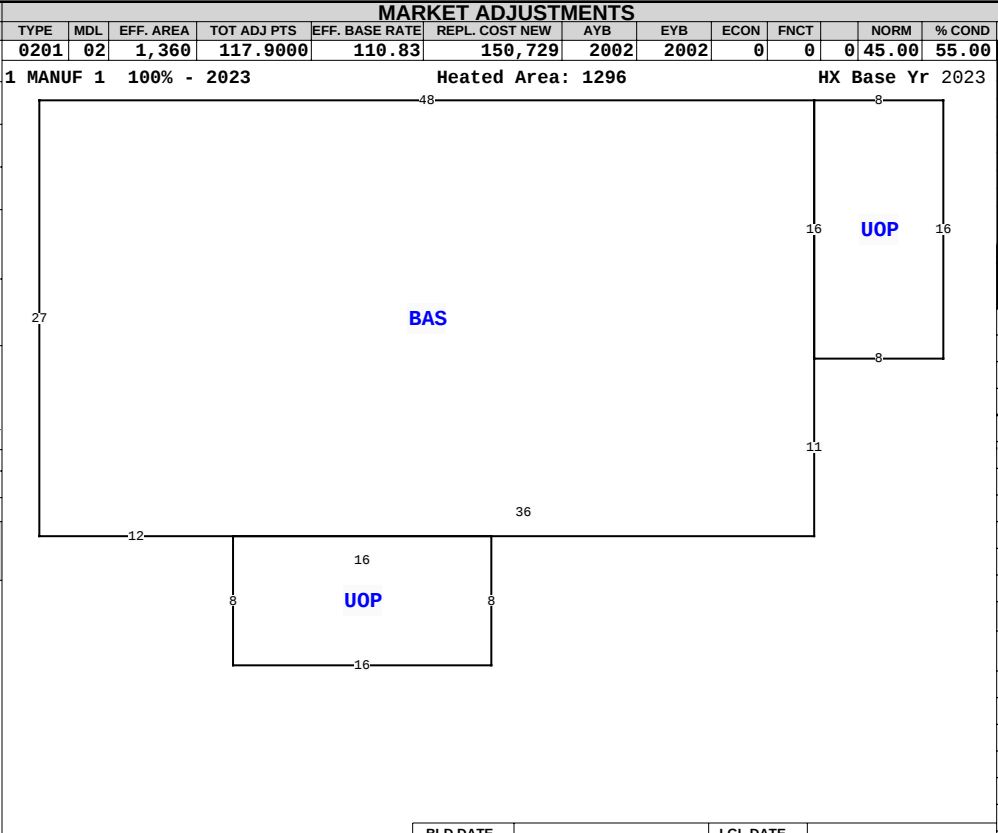
Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		06
NEIGHBORHOOD/LOC	15417.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	79,000
UOP	128	25		32	1,951
UOP	128	25		32	1,951

TOTALS	1,552			1,360	82,901
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00



496 SE BENNIE LN, LAKE CITY

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

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
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

TOTAL OB/XF										3,800							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		82,901			
TOTAL MARKET OB/XF VALUE		3,800			
TOTAL LAND VALUE - MARKET		22,500			
TOTAL MARKET VALUE		109,201			
SOH/AGL Deduction		6,362			
ASSESSED VALUE		102,839			
TOTAL EXEMPTION VALUE		50,722			
BASE TAXABLE VALUE		52,117			
TOTAL JUST VALUE		109,201			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		109,201			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19520	M H	125	05/08/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/44	10/24/2022	WD	Q	I	01	150,000
GRANTOR: SHAW ROBERT C						
GRANTEE: GARCIA CHRISTINA LE						
1094/0209	8/21/2006	WD	Q	I		88,000
GRANTOR: JAMES M & BRENDA S DE						
GRANTEE: ROBERT C & MARTHA J						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W48 S27 E12 UOP= S8 E16 N8 W16\$ E36 N11 UOP= E8 N16 W8 S16\$ N16\$.									