LOT 37 HIDDEN ACRES S/D BLOCK C
971-1597, WD 989-264, WD 1443-20

SALERNO THERESA ANN
434 SE BENNIE LN
LAKE CITY, FL 32025

2026

15-4S-17-08355-337

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05

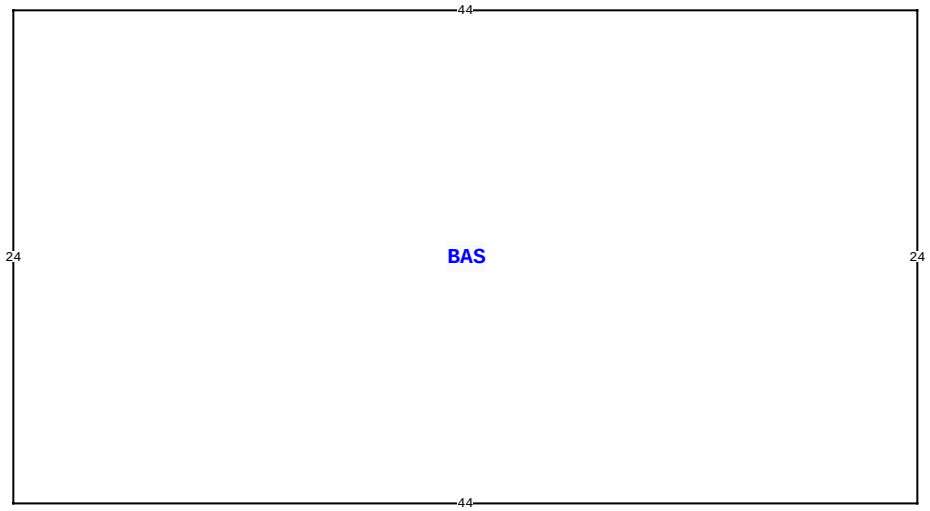
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15417.040	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	93,354
TOTALS	1,056			1,056	93,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,056	123.7500	116.32	122,834	2004	2014	0	0	0	24.00	76.00

1 MANUF 1 100% - 2024 Heated Area: 1056 HX Base Yr 2024



434 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		93,354
TOTAL MARKET OB/XF VALUE		4,488
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		120,342
SOH/AGL Deduction		87,390
ASSESSED VALUE		32,952
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		7,952
TOTAL JUST VALUE		120,342
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048204	Roof Replacement	5,000	09/19/2023
21013	M H	125	08/25/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1498/1652	9/11/2023	WD	Q	I	01	149,900
GRANTOR: NAATZ TAYLOR M						
GRANTEE: SALERNO THERESA ANN						
1443/2043	7/28/2021	WD	Q	I	01	118,000
GRANTOR: DUMAS GORDON F						
GRANTEE: NAATZ TAYLOR M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S24 E44 N24$.

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	0070	CARPORT UF	0	100	18	0	378.00	UT	2.00	2.00	100	2003	2003	3	100	756	
2	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	30	2003	2003	3	30	432	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 4,488

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 10/13/2023 BY TP Total Acres: 1.01 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 10/06/2025 BY SYS