LOT 38 HIDDEN ACRES S/D BLOCK C
971-1597, WD 1017-3, WD 1174-917

TRAVIT RONDELL/TRAVIT TARA
406 SE BENNIE LN
LAKE CITY, FL 32025

2026

15-4S-17-08355-338

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	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

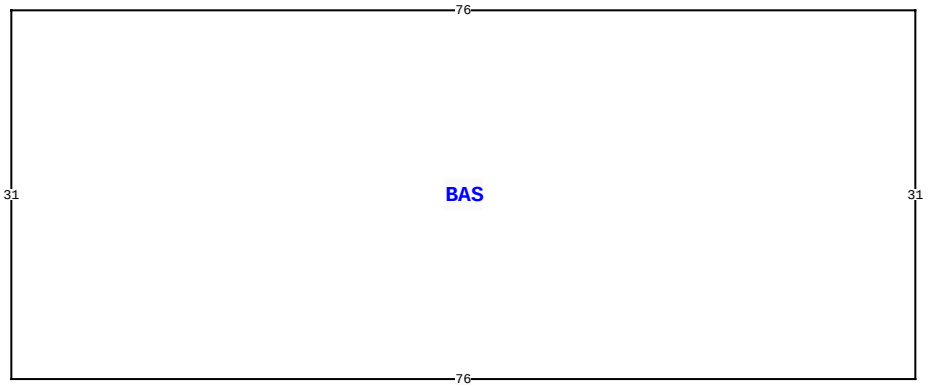
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 15417.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	213,935
TOTALS	2,356			2,356	213,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,356	115.0000	108.10	254,684	2017	2017	0	0	0	16.00	84.00

1 MANUF 1 0% - 2023 Heated Area: 2356 HX Base Yr



406 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	213,935
TOTAL MARKET OB/XF VALUE	20,150
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	256,585
SOH/AGL Deduction	0
ASSESSED VALUE	256,585
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,585
TOTAL JUST VALUE	256,585
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35448	M H	500	06/15/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1476/836	9/23/2022	WD	Q	I	01	230,000
GRANTOR: CALES NANCY C						
GRANTEE: TRAVIT RONDELL						
1419/0637	9/10/2020	WD	U	I	11	100
GRANTOR: NANCY C CALES & CHEYE						
GRANTEE: NANCY C CALES & CHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

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	0296	SHED METAL	0	0	40	30	1,200.00	UT	12.00	12.00	100	2017	2017	3	100	14,400	
2	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	750	

LAND DESCRIPTION

TOTAL OB/XF 20,150

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	0		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 11/03/2022 BY ME Total Acres: 1.01 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 10/06/2025 BY SYS