

LOT 41 HIDDEN ACRES S/D BLOCK C
996-700, PB 1015-1031, DC 1304-1

WASHBURN MELISSA/SELVIG ROBERT
316 SE BENNIE LN
LAKE CITY, FL 32025

2026

15-4S-17-08355-341



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	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	1,512	100		1,512	89,040
TOTALS	1,512			1,512	89,040

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,512	113.9000	107.07	161,890	2004	2003	0	0	45.00	55.00
1 MANUF 1 100% - 2019 Heated Area: 1512 HX Base Yr 2019											
27 56 27 56 BAS											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/21/2023 MLU											

316 SE BENNIE LN, LAKE CITY											
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COLUMBIA COUNTY PROPERTY											
VALUATION SUMMARY											
2											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						89,040					
TOTAL MARKET OB/XF VALUE						4,000					
TOTAL LAND VALUE - MARKET						22,500					
TOTAL MARKET VALUE						115,540					
SOH/AGL Deduction						46,096					
ASSESSED VALUE						69,444					
TOTAL EXEMPTION VALUE						HX HB SX 69,444					
BASE TAXABLE VALUE						0					
TOTAL JUST VALUE						115,540					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						115,540					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21115	M H	125	09/29/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1373/1713	12/04/2018	WD	U	I	11	100
GRANTOR: BARBARA MAY						
GRANTEE: MELISSA WASHBURN &						
1305/0078	11/22/2015	PB	U	I	18	0
GRANTOR: CLERK OF COURT (EDITH						
GRANTEE: BARBARA MAY						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W56 S27 E56 N27\$.											