COMM NW COR, RUN E ALONG C/L CR-
S 40 FT TO S R/W OF SAID CR-240
627.51 FT, W 543.11 FT, S 666.73

BENTON DAVID A/BENTON KRISTINE J
9764 SW CR 240
LAKE CITY, FL 32024

2026

18-5S-16-03644-001

BUILDING CHARACTERISTICS

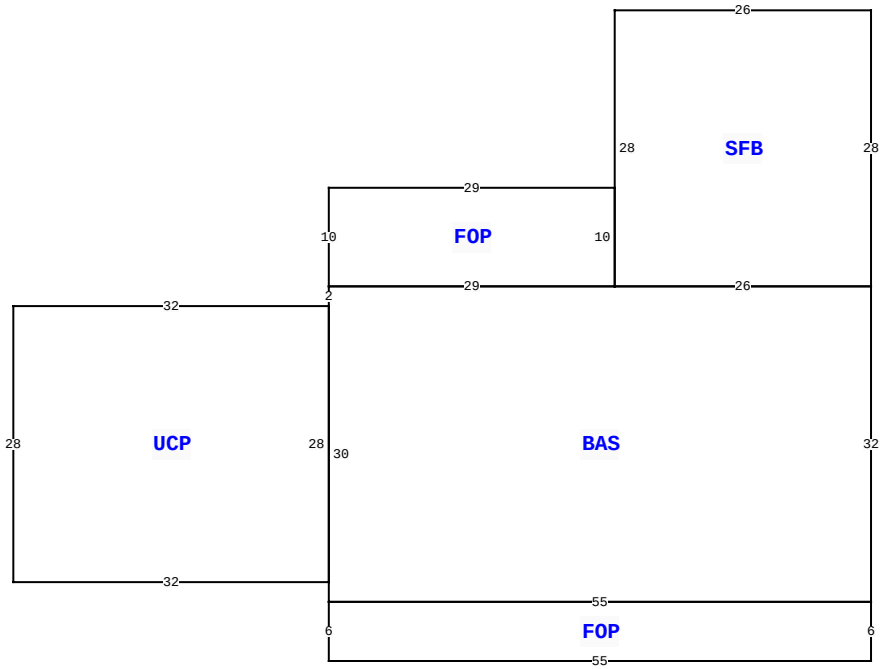
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	04	SINGLE SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type		N/A 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100		1,760	153,893
FOP	290	30		87	7,607
FOP	330	30		99	8,656
SFB	728	80		582	50,890
UCP	896	20		179	15,651
TOTALS	4,004			2,707	236,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,707	98.1120	109.89	297,472	2006	2006	0	0	0	20.43	79.57

1 SINGLE FAM 100% - 2007 Heated Area: 2488 HX Base Yr 2007



9764 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		236,698
TOTAL MARKET OB/XF VALUE		10,400
TOTAL LAND VALUE - MARKET		95,095
TOTAL MARKET VALUE		259,130
SOH/AGL Deduction		85,360
ASSESSED VALUE		173,770
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		118,048
TOTAL JUST VALUE		342,193
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046235	Solar Power Syste	55,161	01/11/2023
25729	ADDN SFR	272	04/19/2007
23626	SFR	511	09/20/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1105/1048	12/20/2006	WD	Q	V	04	100
GRANTOR: TOMMIE D & OTTO L BEN						
GRANTEE: DAVID A & KRISTINE						
1046/0418	5/13/2005	WD	Q	V		50,000
GRANTOR: EUGENE S & PATTI B LA						
GRANTEE: TOMMIE D & OTTO L B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N32 SFB= N28 W26 S28 E26$ W26 FOP= N10 W29 S10 E29$ W29 S2 UCP= W32 S28 E32 N28$ S30 FOP= S6 E55 N6 W55$ E55$.

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	0166	CONC,PAVMT	0	100	0	0	1,060.00	UT	2.50	2.50	100	2006	2006	3	100	2,650	
2	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	7,000	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	

LAND DESCRIPTION

TOTAL OB/XF 10,400

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	281.00	281.00	2,532							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,595							

REVIEW DATE 10/16/2019 BY BC Total Acres: 10.01 Total Land Value: 12,032 Market: 85,595 Agricultural: 2,532 Common: 9,500 PRINTED 11/19/2025 BY SYS