LOTS 9 THRU 16 BLOCK 8 RUBY PARK
524-71, 667-230, 770-2065, 799-2

BENJAMIN MICHAEL
261 NW MEEKS ST
LAKE CITY, FL 32055

2026

20-3S-17-05467-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

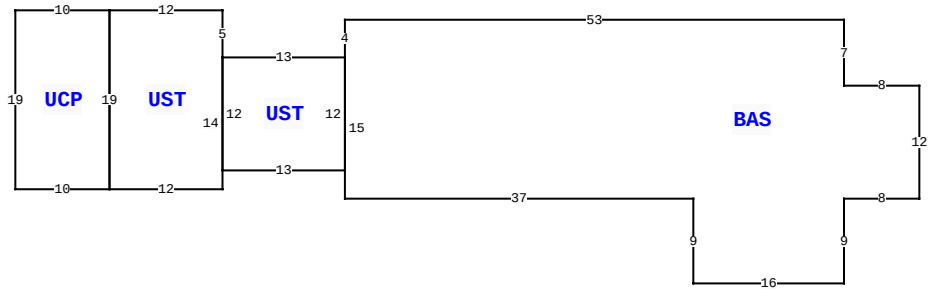
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,247	100		1,247	32,851
UCP	190	20		38	1,001
UST	156	45		70	1,844
UST	228	45		103	2,714
TOTALS	1,821			1,458	38,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,458	58.8060	65.86	96,024	1953	1953	0	0	25	35.00	40.00

1 SINGLE FAM 0% - 2024 Heated Area: 1247 HX Base Yr



245 NW MEEKS ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	38,410
TOTAL MARKET OB/XF VALUE	175
TOTAL LAND VALUE - MARKET	7,871
TOTAL MARKET VALUE	46,456
SOH/AGL Deduction	0
ASSESSED VALUE	46,456
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,456
TOTAL JUST VALUE	46,456
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1310/2449	3/07/2016	QC	U	I	11	12,000
GRANTOR: VERO ATLANTIC 2 LLC						
GRANTEE: MICHAEL BENJAMIN						
1075/1252	2/23/2006	WD	Q	I		48,000
GRANTOR: RAE OLIVER WINDHAM						
GRANTEE: PAUL AND CAROLINE H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 N7 W53 S4 UST= W13 UST= N5 W12 UCP= W10 S19 E10 N19$ S19 E12 N14$ S12 E13 N12$ S15 E37 S9 E16 N9 E8 N12$.

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	0294	SHED WOOD/	0	0	10	14	1.00	UT	350.00	350.00	50	0	0	3	50	175	

LAND DESCRIPTION

TOTAL OB/XF 175

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	0			0.00	0.00	19,800.00	SF		1.00	1.00	0.80	0.25	0.20	3,960							
2	0000	C	VAC RES	0			150.00	250.00	18,750.00	SF		1.00	1.00	0.80	0.25	0.20	3,750							
3	9630	C	SWAMP	0			0.00	0.00	1.61	AC		1.00	1.00	1.00	100.00	100.00	161							

REVIEW DATE 03/31/2017 BY DF Total Acres: 2.49 Total Land Value: 7,871 Market: 0 Agricultural: 0 Common: 7,871 PRINTED 10/02/2025 BY SYS