COMM SE COR OF NW1/4 OF SE1/4 OF
489.03 FT FOR POB, CONT W 97.83
FT, E 98.70 FT, S 664.63 FT TO P

BENJAMIN MICHAEL J
2168 NW 208 WAY
PEMBROKE PINES, FL 33029

2026

21-3S-17-05536-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	21316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

186 NE DAMPIER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	15,015
TOTAL MARKET VALUE	15,515
SOH/AGL Deduction	5,000
ASSESSED VALUE	10,515
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,515
TOTAL JUST VALUE	15,515
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	15,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1546/1201	8/07/2025	WD	U	I	11	100
GRANTOR: HARRINGTON TROY K						
GRANTEE: BENJAMIN MICHAEL J						
1464/1258	4/18/2022	WD	U	I	37	5,000
GRANTOR: HARRINGTON TROY K						
GRANTEE: BENJAMIN MICHAEL J						

BUILDING NOTES

BUILDING DIMENSIONS

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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	0700	C	MISC RES	0			0.00	0.00	3.00	AC		1.00	1.00	0.46	11,000.00	5,005.00	15,015							

REVIEW DATE 09/03/2015 BY DF Total Acres: 3.00 Total Land Value: 15,015 Market: 0 Agricultural: 0 Common: 15,015 PRINTED 10/02/2025 BY SYS