

LOT 4 BLOCK E SUWANNEE VALLEY ES
767-2267, QC 1346-206, QC 1425-8

BENEFIEL SEAN/BENEFIEL REBECCA
226 NW AUSTIN WAY
LAKE CITY, FL 32055

2026

22-2S-16-01720-004



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 80
Interior Floo	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

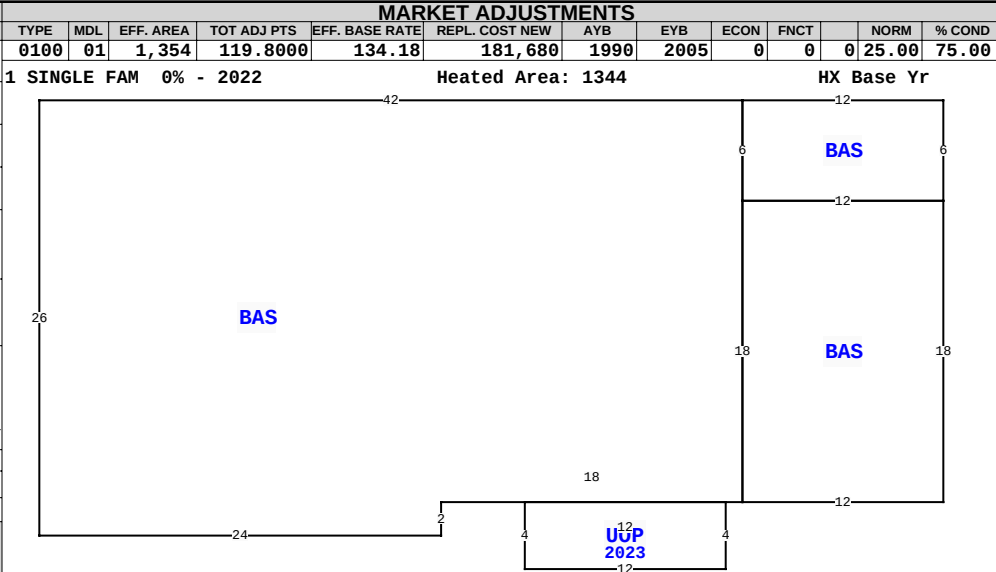
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	
MKT AREA	03

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100	2023	72	7,246
BAS	216	100		216	21,737
BAS	1,056	100		1,056	106,271
UOP	48	20		10	1,007

TOTALS	1,392			1,354	136,260
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0169	FENCE/WOOD	0	0	0	0	176.00	UT	13.50
3	0080	DECKING	0	0	0	0	1.00	UT	0.00
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		RSF	1100.00	120.00	1.00



226 NW AUSTIN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025
INC DATE		AG DATE	MLU

L N	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	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
2	0169	FENCE/WOOD	0	0	0	0	176.00	UT	13.50	13.50	100	2008	2008	3	100	2,376	
3	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

TOTAL OB/XF													4,776	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
RSF-	1100.00	120.00	1.00	LT		1.00	1.00	1.00	10,500.00	10,500.00				

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1	3
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 3	
BUILDING MARKET VALUE										Tax Dist:	
TOTAL MARKET OB/XF VALUE										136,260	
TOTAL LAND VALUE - MARKET										4,776	
TOTAL MARKET VALUE										10,500	
SOH/AGL Deduction										151,536	
ASSESSED VALUE										0	
TOTAL EXEMPTION VALUE										151,536	
BASE TAXABLE VALUE										0	
TOTAL JUST VALUE										151,536	
NCON VALUE										0	
INCOME VALUE										153,807	
PREVIOUS YEAR MKT VALUE											

SALE:1:1: LOT 4, BLOCK 2 SUWANNEE VALLEY ESTATES
LAND:1:1: 0.28 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1550/1628	9/16/2025	WD	Q	I	01	235,000	
GRANTOR: SAMMONS JONSETH JOSHU							
GRANTEE: BENEFIEL SEAN							
1442/149	7/12/2021	WD	Q	I	01	159,000	
GRANTOR: INGELSE JAMES							
GRANTEE: SAMMONS JONSETH JOS							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W42 S26 E24 N2 E18 N18 N6 \$									
BAS=[ORIG=0,24] E12 N18 W12 S18 \$									
BAS=[ORIG=0,6] E12 N6 W12 S6 \$									
UOP=[YR=2023;ORIG=-13,24] E12 S4 W12 N4 \$									
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