

LOTS 5, 6, 7, 14, 15 & 16
BLOCK 30 MASON CITY.
ORB 754-2051, 845-979,

MCARTHUR BENJAMIN & MARION/MCARTHUR MARION
228 SW ARMAND PL
LAKE CITY, FL 32025

2026

22-5S-17-09340-024



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 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	2	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

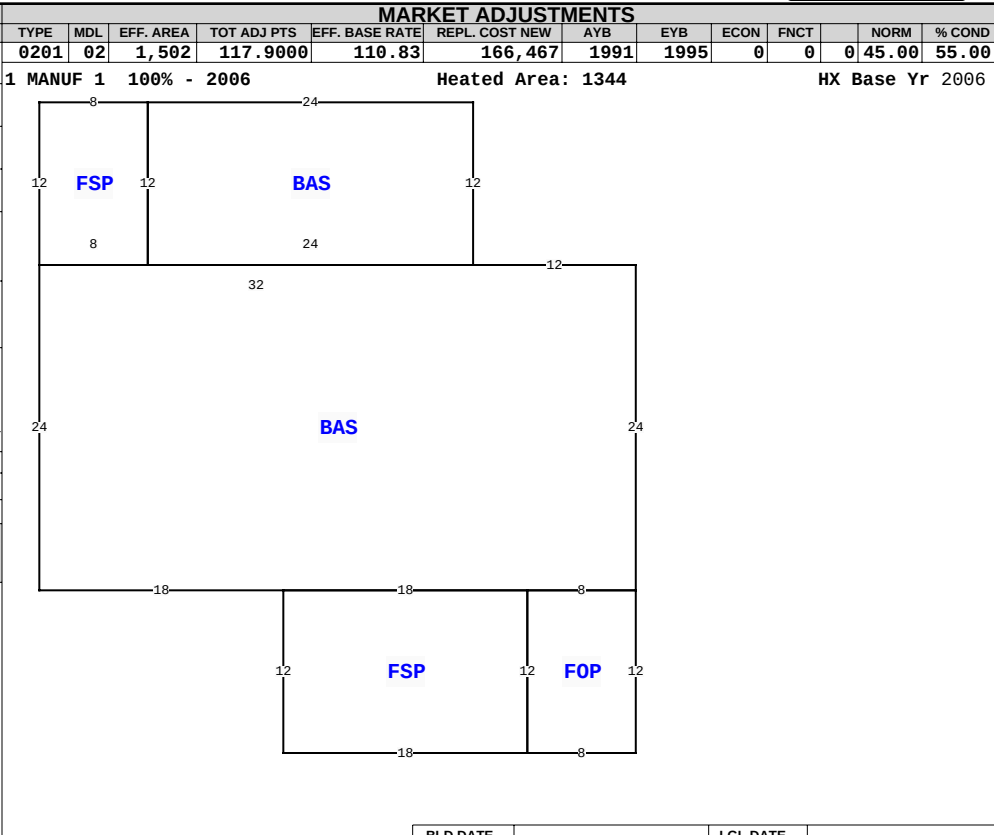
Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22517.030 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	17,555
BAS	1,056	100		1,056	64,370
FOP	96	35		34	2,072
FSP	96	40		38	2,317
FSP	216	40		86	5,242

TOTALS	1,752			1,502	91,557
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0210	GARAGE U	0 100	24	24	576.00	UT	18.00	18.00	100	1996
2	0060	CARPORT F	0 100	0	0	1.00	UT	0.00	0.00	100	2013
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2017
5	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2017
6	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2017
7	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	2017

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		00	0.00	0.00	0.83	AC	



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

TOTAL OB/XF											
21,368											

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		91,557	
TOTAL MARKET OB/XF VALUE		21,368	
TOTAL LAND VALUE - MARKET		13,595	
TOTAL MARKET VALUE		126,520	
SOH/AGL Deduction		63,254	
ASSESSED VALUE		63,266	
TOTAL EXEMPTION VALUE		HX HB 38,266	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		126,520	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		126,520	

SALE:1:1: 6 LOTS MASON CITY			
XFOB:1:1: HOMES OF MERIT MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
11663	STORAGE	50	09/19/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1057/1395	9/06/2005	WD	Q	I		87,000	
GRANTOR: WILLIAM L JR & DENNIE							
GRANTEE: BENJAMIN & MARION M							
1055/1863	8/15/2005	WD	U	I	08	45,000	
GRANTOR: JOYCE HOWLE							
GRANTEE: WILLIAM L JR & DENN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W12 BAS= N12 W24 FSP= W8 S12 E8 N12\$ S12 E24 \$ W32 S24 E18 FSP= S12 E18 N12 W18\$ E18 FOP= S12 E8 N12 W8\$ E8 N24\$.											