COMM SW COR OF SW1/4 OF SW1/4, R
FT PER DEED) FOR POB, RUN E 234
(AKA NE BASCOM NORRIS DR), RUN N

HEBERT MARY FRANCES BENTON/BENTON TOMMY E
2134 NE BASCOM NORRIS DR
LAKE CITY, FL 32055

**2026**

**27-3S-17-05579-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

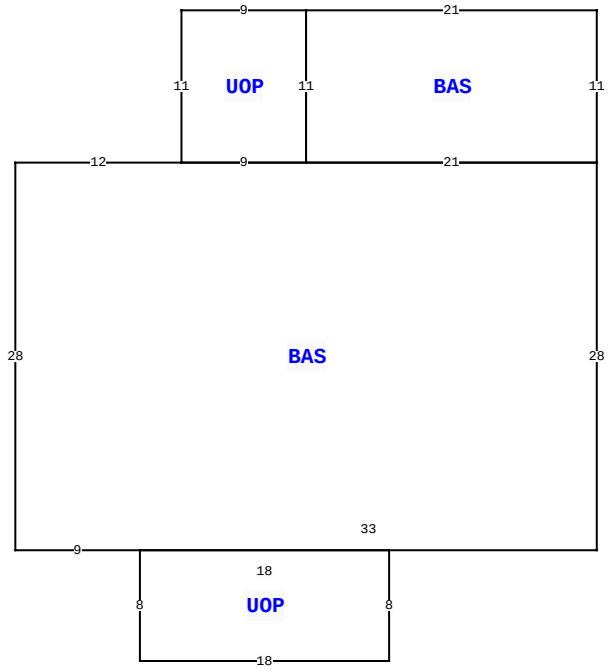
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 09 | PINE WOOD 90 |
| Interior Floo | 14 | CARPET 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| 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 04 |
| NEIGHBORHOOD/LOC | 27317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 231 | 100 | | 231 | 14,767 |
| BAS | 1,176 | 100 | | 1,176 | 75,179 |
| UOP | 99 | 20 | | 20 | 1,279 |
| UOP | 144 | 20 | | 29 | 1,854 |
| TOTALS | 1,650 | | | 1,456 | 93,079 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,456 | 87.8130 | 98.35 | 143,198 | 1963 | 1963 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 1407 HX Base Yr




2134 NE BASCOM NORRIS DR, 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: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 93,079 |
| TOTAL MARKET OB/XF VALUE | | 1,390 |
| TOTAL LAND VALUE - MARKET | | 13,640 |
| TOTAL MARKET VALUE | | 108,109 |
| SOH/AGL Deduction | | 81,520 |
| ASSESSED VALUE | | 26,589 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 1,589 |
| TOTAL JUST VALUE | | 108,109 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 108,109 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1481/643 | 12/15/2022 | WD | U | I | 11 | 100 |
| GRANTOR: BENTON MARY FRANCES | | | | | | |
| GRANTEE: HEBERT MARY FRANCES | | | | | | |
| 1386/2463 | 6/18/2019 | WD | U | I | 30 | 100 |
| GRANTOR: MARY FRANCES BENTON H | | | | | | |
| GRANTEE: MARY FRANCES BENTON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W12 S28 E9 UOP= S8 E18N8 W18$ E33 N28 BAS= N11 W21 S11 E21$ W21 UOP= N11 W9 S11 E9$ W9$.

## 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 | 0070 | CARPORT UF | 0 | 100 | 18 | 20 | 360.00 | UT | 3.00 | 3.00 | 50 | 1993 | 1993 | 3 | 50 | 540 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 10 | 12 | 120.00 | UT | 5.00 | 5.00 | 100 | 1993 | 1993 | 3 | 100 | 600 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 200 | |
| 4 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 50 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,390

| 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 | | | 0.00 | 0.00 | 1.24 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 13,640 | | | | | | | |

REVIEW DATE 09/08/2015 BY DF Total Acres: 1.24 Total Land Value: 13,640 Market: 0 Agricultural: 0 Common: 13,640 PRINTED 09/19/2025 BY SYS