(AKA LOT 1 PROPOSED NEW HAVEN) C
SEC, RUN S 2018.07 FT TO A PT ON
SAID PT BEING ON A CURVE RUN NE

COLUMBIA COUNTY, FLORIDA
PO BOX 1529
LAKE CITY, FL 32056

2026

31-6S-17-09818-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

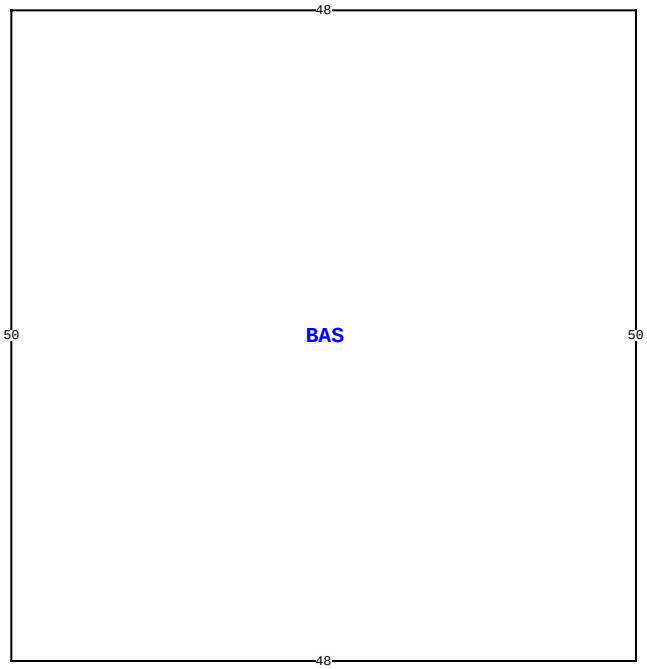
DOR CODE	8600	COUNTY IMP	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100		2,400	117,418
TOTALS	2,400			2,400	117,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	2,400	143.0520	54.36	130,464	2013	2013	0	0	0	10.00	90.00

1 PREF M B A 0% - 0 Heated Area: 2400 HX Base Yr



3303 SW COUNTY ROAD 18 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		206,074
TOTAL MARKET OB/XF VALUE		864
TOTAL LAND VALUE - MARKET		50,100
TOTAL MARKET VALUE		257,038
SOH/AGL Deduction		0
ASSESSED VALUE		257,038
TOTAL EXEMPTION VALUE	03	257,038
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		257,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054114	Right-of-Way Acce		09/22/2025
000052696	Modular Building		03/25/2025
31604	M H	0	11/21/2013
31561	COUNTY	0	11/05/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1105/1966	12/22/2006	WD	Q	V	01	100,000

GRANTOR: MICHAEL A & JEAN BENK
GRANTEE: COLUMBIA COUNTY FLO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S50 E48 N50$.

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	0166	CONC,PAVMT	0	0	0	0	432.00	UT	2.00	2.00	100	2013	2013	3	100	864	

LAND DESCRIPTION

TOTAL OB/XF 864

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	8600	C	COUNTY	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							

REVIEW DATE 04/08/2025 BY randall Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 10/14/2025 BY SYS

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LAKE CITY, FL 32056

2026

31-6S-17-09818-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

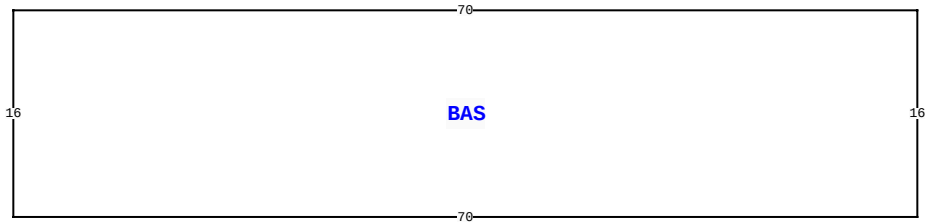
DOR CODE	8600	COUNTY IMP	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100		1,120	88,656
TOTALS	1,120			1,120	88,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,120	113.8000	106.97	119,806	2014	2013	0	0	0	26.00	74.00

2 MANUF 1 0% - 0 Heated Area: 1120 HX Base Yr



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TOTAL EXEMPTION VALUE	03	257,038
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		257,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: MICHAEL A & JEAN BENK
GRANTEE: COLUMBIA COUNTY FLO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S16 E70 N16$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/08/2025 BY randall Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 10/14/2025 BY SYS