

S DIV: LOT 19 OLIVIA ADDITION.  
367-110, 686-674, 813-2397, CT 1

BENITEZ BERTA A  
541 SE ROLLING HILLS DRIVE  
LAKE CITY, FL 32025

2026

00-00-00-13481-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	04 BUILT-UP 100
Interior Wall	04 PLYWOOD 80
Interior Wall	05 DRYWALL 20
Interior Floor	06 VINYL ASB 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	01 01 100
Kitchen Adjus	01 01 100
Quality	04 04

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,263	82.6120	92.53	116,865	1958	1958	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1220 HX Base Yr

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			75,962
TOTAL MARKET OB/XF VALUE			1,400
TOTAL LAND VALUE - MARKET			7,885
TOTAL MARKET VALUE			85,247
SOH/AGL Deduction			0
ASSESSED VALUE			85,247
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			85,247
TOTAL JUST VALUE			85,247
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			85,247
SALE:2:1: 1 LOT PLUS HOUSE			
SALE:1:1: LOT 19 OLIVIA ADDITION			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,220	100		1,220	73,377
UST	96	45		43	2,586
TOTALS	1,316			1,263	75,962

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1298/2319	7/28/2015	WD	U	I	12	18,000
GRANTOR: CHRISTIANA TRUST (DIV)						
GRANTEE: BERTA A BENITEZ (MA)						
1269/1123	1/29/2014	QC	U	I	18	100
GRANTOR: CITIMORTGAGE INC						
GRANTEE: CHRISTIANA TRUST (D)						

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
1	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0070	CARPOR UF	0	0	11	20	UT	0.00	0.00	100	0	0	3	100	800	
3	0120	CLFENCE 4	0	0	0	0	UT	0.00	0.00	100	1998	1998	3	100	300	

TOTAL OB/XF											
387 SE CASTILLO TER, LAKE CITY											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
				04/27/2022	MLU						

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W41 S24 E15 N2 E26 S2 E12 N24 UST= N8 W12 S8 E12\$ W12\$.											

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		*RSF-3	0.00	0.00	8,300.00	SF		1.00	1.00	1.00	0.95	0.95	7,885							