COMM NE COR OF NE1/4, S 1322.13 FT, W 1497.76 FT, S 97.02 FT TO CR 240 & POB, S 74 DEG E 1051.51

DICKS BENJAMIN DANIEL
2253 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2027

08-5S-17-09165-003

BUILDING CHARACTERISTICS

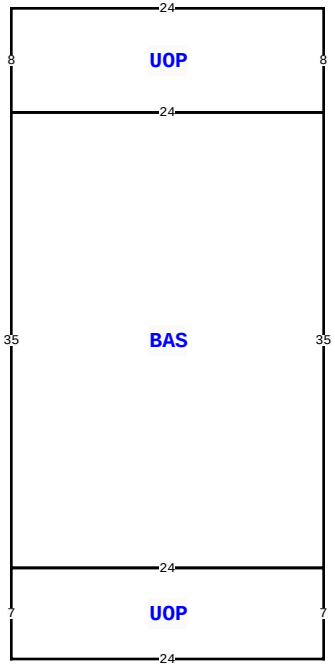
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	8517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	8,879
UOP	168	20		34	359
UOP	192	20		38	402
TOTALS	1,200			912	9,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	912	48.0480	52.85	48,199	1940	1940	0	0	50	35.00	20.00

1 SINGLE FAM 0% - 2026 Heated Area: 840 HX Base Yr 2026



2253 SW COUNTY ROAD 240, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 5 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	54,863
TOTAL MARKET OB/XF VALUE	31,000
TOTAL LAND VALUE - MARKET	105,740
TOTAL MARKET VALUE	131,116
SOH/AGL Deduction	0
ASSESSED VALUE	131,116
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	106,116
TOTAL JUST VALUE	191,603
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/1442	8/19/2025	QC	U	I	11	0
GRANTOR: DICKS LESTERS ALEXAND						
GRANTEE: DICKS BENJAMIN DANI						
1545/1138	7/24/2025	QC	U	I	11	100
GRANTOR: DICKS DREW WAYNE						
GRANTEE: DICKS BENJAMIN DANI						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N8 W24 S8 E24$ BAS= W24 S35 UOP= S7 E24 N7 W24$ E24 N35$.

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	9947	Septic	0	0	0	0	5.00	UT	3,000.00	3,000.00	100			3	100	15,000	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
3	9947	Septic	0	0	0	0	3.00	UT	3,000.00	3,000.00	100	2026	2025		100	9,000	

LAND DESCRIPTION

TOTAL OB/XF 31,000

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	0200	C	MBL HM	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	34,000							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	7.44	AC		1.00	1.00	1.00	370.00	370.00	2,753							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	7.44	AC		1.00	1.00	1.00	8,500.00	8,500.00	63,240							
4	0200	C	MBL HM	100					1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 12.44 Total Land Value: 45,253 Market: 63,240 Agricultural: 2,753 Common: 42,500 PRINTED 11/17/2026 BY SYS

COMM NE COR OF NE1/4, S 1322.13
FT, W 1497.76 FT, S 97.02 FT TO
CR 240 & POB, S 74 DEG E 1051.51

DICKS BENJAMIN DANIEL
2253 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2027

08-5S-17-09165-003

BUILDING CHARACTERISTICS

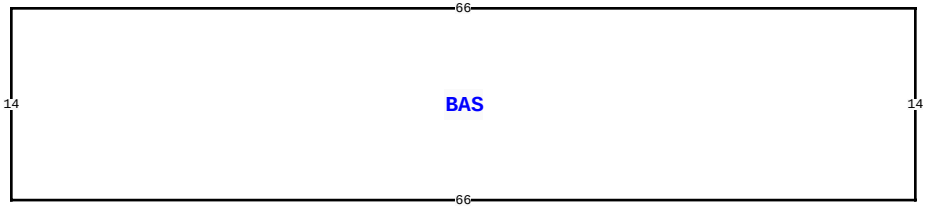
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	8517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	9,868
TOTALS	924			924	9,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0801	02	924	48.5400	26.70	24,671	1981	1981	0	0	0	60.00	40.00

2 MH/NOTITLE 100% - 2026 Heated Area: 924 HX Base Yr 2026



2253 SW COUNTY ROAD 240, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 5 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	54,863
TOTAL MARKET OB/XF VALUE	31,000
TOTAL LAND VALUE - MARKET	105,740
TOTAL MARKET VALUE	131,116
SOH/AGL Deduction	0
ASSESSED VALUE	131,116
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	106,116
TOTAL JUST VALUE	191,603
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/1442	8/19/2025	QC	U	I	11	0
GRANTOR: DICKS LESTERS ALEXAND						
GRANTEE: DICKS BENJAMIN DANI						
1545/1138	7/24/2025	QC	U	I	11	100
GRANTOR: DICKS DREW WAYNE						
GRANTEE: DICKS BENJAMIN DANI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/02/2024 BY SYS Total Acres: 12.44 Total Land Value: 45,253 Market: 63,240 Agricultural: 2,753 Common: 42,500 PRINTED 11/17/2026 BY SYS

COMM NE COR OF NE1/4, S 1322.13
FT, W 1497.76 FT, S 97.02 FT TO
CR 240 & POB, S 74 DEG E 1051.51

DICKS BENJAMIN DANIEL
2253 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2027

08-5S-17-09165-003

BUILDING CHARACTERISTICS

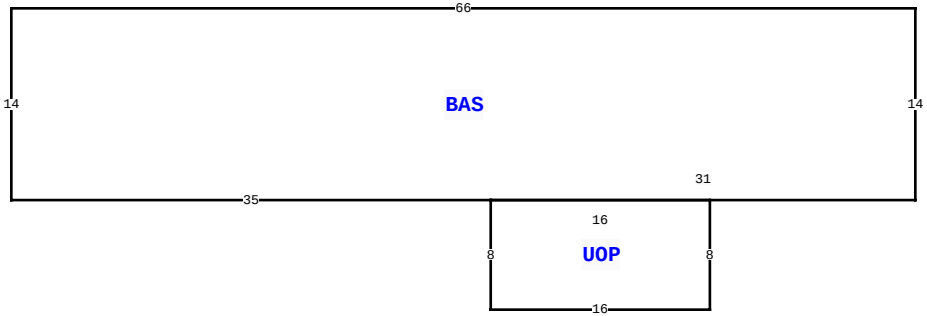
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	8517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	12,226
UOP	128	25		32	424
TOTALS	1,052			956	12,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	956	55.1400	33.08	31,624	1981	1981	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2026 Heated Area: 924 HX Base Yr 2026



2253 SW COUNTY ROAD 240, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 5 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		54,863
TOTAL MARKET OB/XF VALUE		31,000
TOTAL LAND VALUE - MARKET		105,740
TOTAL MARKET VALUE		131,116
SOH/AGL Deduction		0
ASSESSED VALUE		131,116
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		106,116
TOTAL JUST VALUE		191,603
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/1442	8/19/2025	QC	U	I	11	0
GRANTOR: DICKS LESTERS ALEXAND						
GRANTEE: DICKS BENJAMIN DANI						
1545/1138	7/24/2025	QC	U	I	11	100
GRANTOR: DICKS DREW WAYNE						
GRANTEE: DICKS BENJAMIN DANI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E35 UOP= S8 E16N8 W16$ E31 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/02/2024 BY SYS Total Acres: 12.44 Total Land Value: 45,253 Market: 63,240 Agricultural: 2,753 Common: 42,500 PRINTED 11/17/2026 BY SYS

COMM NE COR OF NE1/4, S 1322.13 FT, W 1497.76 FT, S 97.02 FT TO CR 240 & POB, S 74 DEG E 1051.51

DICKS BENJAMIN DANIEL
2253 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2027

08-5S-17-09165-003

BUILDING CHARACTERISTICS

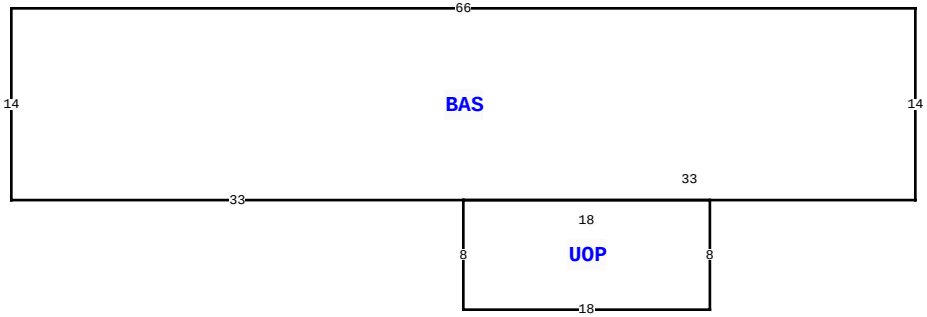
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	8517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	11,428
UOP	144	25		36	445
TOTALS	1,068			960	11,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	51.5400	30.92	29,683	1985	1985	0	0	0	60.00	40.00

4 MOBILE HME 0% - 2026 Heated Area: 924 HX Base Yr 2026



2253 SW COUNTY ROAD 240, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 5 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		54,863
TOTAL MARKET OB/XF VALUE		31,000
TOTAL LAND VALUE - MARKET		105,740
TOTAL MARKET VALUE		131,116
SOH/AGL Deduction		0
ASSESSED VALUE		131,116
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		106,116
TOTAL JUST VALUE		191,603
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/1442	8/19/2025	QC	U	I	11	0
GRANTOR: DICKS LESTERS ALEXAND						
GRANTEE: DICKS BENJAMIN DANI						
1545/1138	7/24/2025	QC	U	I	11	100
GRANTOR: DICKS DREW WAYNE						
GRANTEE: DICKS BENJAMIN DANI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E33 UOP= S8 E18N8 W18$ E33 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/02/2024 BY SYS Total Acres: 12.44 Total Land Value: 45,253 Market: 63,240 Agricultural: 2,753 Common: 42,500 PRINTED 11/17/2026 BY SYS

COMM NE COR OF NE1/4, S 1322.13
FT, W 1497.76 FT, S 97.02 FT TO
CR 240 & POB, S 74 DEG E 1051.51

DICKS BENJAMIN DANIEL
2253 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2027

08-5S-17-09165-003

BUILDING CHARACTERISTICS

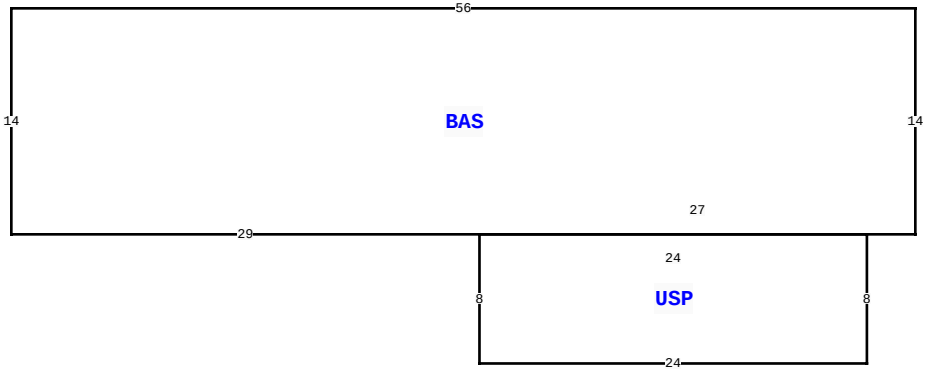
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	8517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	9,979
USP	192	35		67	853
TOTALS	976			851	10,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	851	53.0400	31.82	27,079	1985	1985	0	0	0	60.00	40.00

5 MOBILE HME 0% - 2026 Heated Area: 784 HX Base Yr 2026



2253 SW COUNTY ROAD 240, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 5 of 5 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		54,863
TOTAL MARKET OB/XF VALUE		31,000
TOTAL LAND VALUE - MARKET		105,740
TOTAL MARKET VALUE		131,116
SOH/AGL Deduction		0
ASSESSED VALUE		131,116
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		106,116
TOTAL JUST VALUE		191,603
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/1442	8/19/2025	QC	U	I	11	0
GRANTOR: DICKS LESTERS ALEXAND						
GRANTEE: DICKS BENJAMIN DANI						
1545/1138	7/24/2025	QC	U	I	11	100
GRANTOR: DICKS DREW WAYNE						
GRANTEE: DICKS BENJAMIN DANI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E29 USP= S8 E24N8 W24$ E27 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/02/2024 BY SYS Total Acres: 12.44 Total Land Value: 45,253 Market: 63,240 Agricultural: 2,753 Common: 42,500 PRINTED 11/17/2026 BY SYS