

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

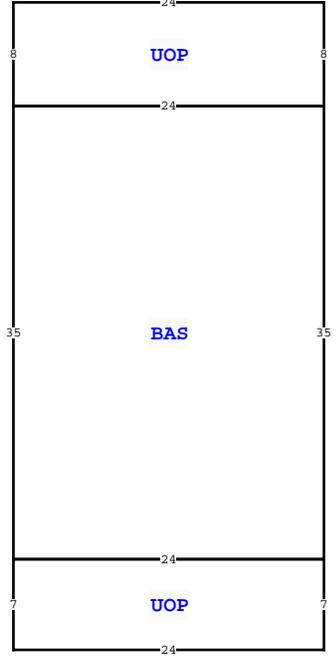
2026

08-5S-17-09165-003



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	840	100	
UOP	168	20	
UOP	192	20	
TOTALS	1,200		9,990

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	54.77	49,950	1940	1940	0	0	50	35.00	20.00	
1 SINGLE FAM 0% - 2026 Heated Area: 840 HX Base Yr 2026													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 5
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		57,345	
TOTAL MARKET OB/XF VALUE		31,000	
TOTAL LAND VALUE - MARKET		105,740	
TOTAL MARKET VALUE		133,598	
SOH/AGL Deduction		0	
ASSESSED VALUE		133,598	
TOTAL EXEMPTION VALUE		HX HB 25,000	
BASE TAXABLE VALUE		108,598	
TOTAL JUST VALUE		194,085	
NCON VALUE		16,000	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			

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						

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

BUILDING NOTES	

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

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	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										
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	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							







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

**2026**

08-5S-17-09165-003  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	784	100	
USP	192	35	
TOTALS	976		851 11,376

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	33.42	28,440	1985	1985	0	0	60.00	40.00
5 MOBILE HME 0% - 2026 Heated Area: 784 HX Base Yr 2026											

56  
14

BAS

27

29

24

USP

8

24

COLUMBIA COUNTY PROPERTY		PAGE 5 of 5	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			57,345
TOTAL MARKET OB/XF VALUE			31,000
TOTAL LAND VALUE - MARKET			105,740
TOTAL MARKET VALUE			133,598
SOH/AGL Deduction			0
ASSESSED VALUE			133,598
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			108,598
TOTAL JUST VALUE			194,085
NCON VALUE			16,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			

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						

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		
2253 SW COUNTY ROAD 240, LAKE CITY																		
										BLD DATE		LGL DATE	05/07/2026	MLU				
										XF DATE		LAND DATE						
										INC DATE		AG DATE						
															TOTALS	0		

BUILDING NOTES									

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

LAND DESCRIPTION										TOTAL OB/XF														
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