W1/2 OF NE1/4 OF SE1/4 & W1/2 OF SW1/4 & S1/2 OF NE1/4 OF SW1/4 & OF SW1/4.& ALL THAT PORTION OF T

**BENTON TOWER PROPERTIES**
1371 SE INGLEWOOD AVE
LAKE CITY, FL 32025

**2026**

**13-1N-16-01516-001**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5600 | TIMBERLAND 70-79 | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 901116.00 1.00/ | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 12/07/2022 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 319,200 |
| TOTAL MARKET VALUE | 56,838 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 56,838 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 56,838 |
| TOTAL JUST VALUE | 319,200 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 319,200 |

SALE:1:1: SALE INCL RE# 01541-000 (100 ACRES TOTAL

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

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1120/541 | 5/25/2007 | WD | U | V | 11 | 100 |
| GRANTOR: BENNETT JOHN E | | | | | | |
| GRANTEE: BENTON TOWER PROPER | | | | | | |
| 0950/0621 | 4/01/2002 | WD | Q | V | | 300,000 |
| GRANTOR: GERALD & JANE GRAY | | | | | | |
| GRANTEE: J E & KATHY D BENNE | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 5600 | A | TIMBER 3 | 0 | | A-1 | 0.00 | 0.00 | 198.00 | AC | | 1.00 | 1.00 | 1.00 | 281.00 | 281.00 | 55,638 | | | | | | | |
| 2 | 5910 | A | SWAMP/CYPRES | 0 | | | 0.00 | 0.00 | 30.00 | AC | | 1.00 | 1.00 | 1.00 | 40.00 | 40.00 | 1,200 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 228.00 | AC | | 1.00 | 1.00 | 1.00 | 1,400.00 | 1,400.00 | 319,200 | | | | | | | |

REVIEW DATE 12/07/2022 BY MLU Total Acres: 228.00 Total Land Value: 56,838 Market: 319,200 Agricultural: 56,838 Common: 0 PRINTED 05/08/2026 BY SYS