LOT 16 HUNNINGTON PLACE PHS 1.

WD 1282-2505, WD 1296-2202, WD 1

BENSON HEATHER/BANDEL CONNOR
259 SW NEWLYWED CT
LAKE CITY, FL 32024

2027

14-4S-16-02973-116

BUILDING CHARACTERISTICS

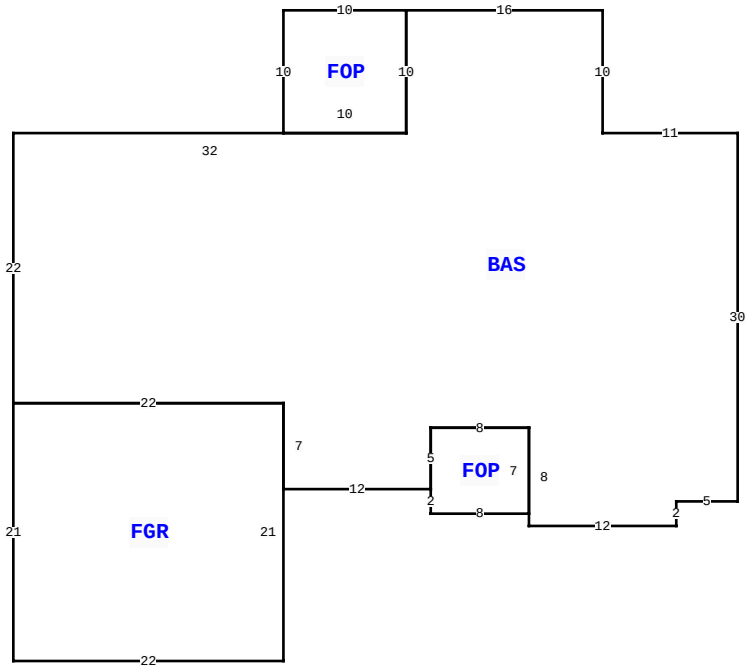
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	14416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,718	100		1,718	217,396
FGR	462	55		254	32,141
FOP	56	30		17	2,151
FOP	100	30		30	3,796
TOTALS	2,336			2,019	255,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,019	127.8200	140.60	283,871	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2023 Heated Area: 1718 HX Base Yr 2023



259 SW NEWLYWED CT, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		255,484
TOTAL MARKET OB/XF VALUE		5,594
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		296,078
SOH/AGL Deduction		94
ASSESSED VALUE		295,984
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		244,573
TOTAL JUST VALUE		296,078
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32517	SFR	687	12/04/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/410	6/29/2022	WD	Q	I	01	341,000
GRANTOR: PRINCE JACOB D						
GRANTEE: BENSON HEATHER						
1296/2202	6/19/2015	WD	Q	I	01	186,000
GRANTOR: BULLARD MANAGEMENT SE						
GRANTEE: JACOB D PRINCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 N10 W16 FOP= W10 S10 E10 N10$ S10 W32 S22 FGR= S21 E22 N21 W22$ E22 S7 E12 FOP= S2 E8 N7 W8 S5$ N5 E8 S8 E12 N2 E5 N30$.

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	100	0	0	1,047.00	UT	2.00	2.00	100	2015	2015	3	100	2,094	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 5,594

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	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/02/2024 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS