LOT 35 HIDDEN ACRES S/D BLOCK C
956-2354, CS 02-994-DR, CT 1008-

GARCIA CHRISTINA LEE/GOUIN MICHAEL
496 SE BENNIE LN
LAKE CITY, FL 32025

2027

15-4S-17-08355-335

BUILDING CHARACTERISTICS

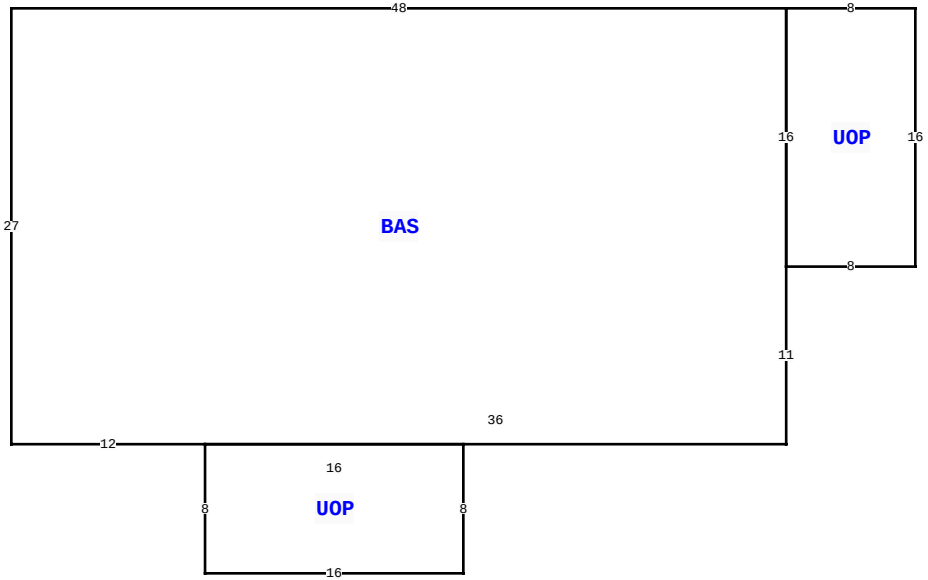
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	78,158
UOP	128	25		32	1,930
UOP	128	25		32	1,930
TOTALS	1,552			1,360	82,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,360	117.9000	109.65	149,124	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 1296 HX Base Yr 2023



496 SE BENNIE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		82,018
TOTAL MARKET OB/XF VALUE		3,800
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		108,318
SOH/AGL Deduction		2,702
ASSESSED VALUE		105,616
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		54,205
TOTAL JUST VALUE		108,318
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19520	M H	125	05/08/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/44	10/24/2022	WD	Q	I	01	150,000
GRANTOR: SHAW ROBERT C						
GRANTEE: GARCIA CHRISTINA LE						
1094/0209	8/21/2006	WD	Q	I		88,000
GRANTOR: JAMES M & BRENDA S DE						
GRANTEE: ROBERT C & MARTHA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E12 UOP= S8 E16 N8 W16$ E36 N11 UOP= E8 N16 W8 S16$ N16$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,800

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 02/08/2023 BY CP Total Acres: 1.06 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS