

COMM NW COR OF SW1/4, RUN E 335.
FOR POB, CONT S 194.84 FT TO N R
E ALONG R/W 335.35 FT TO W R/W H

BENNETT RACHEL
753 SW LEGION DRIVE
LAKE CITY, FL 32024

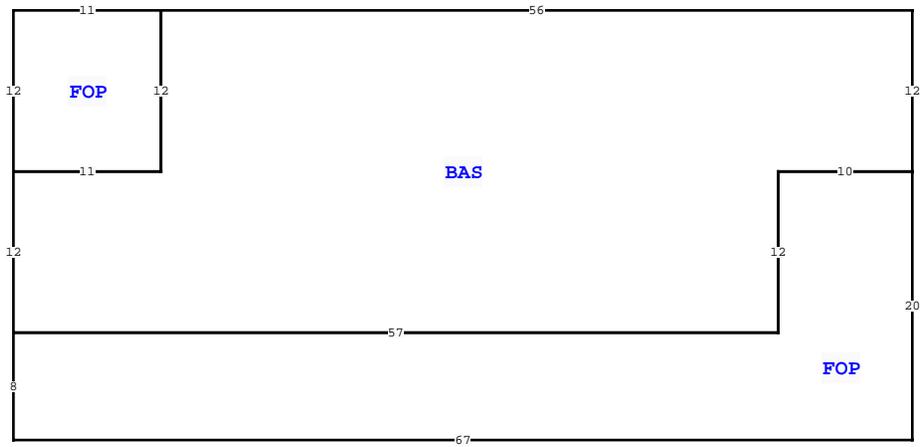
2026

16-4S-16-03041-006



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 80	
Exterior Wall	08	WD OR PLY 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	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	
Architectural Units	01	CONV 100	0 100
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	16416.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,356	100	
FOP	132	35	
FOP	656	35	
TOTALS	2,144		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,632	97.4700	58.48	95,439	1975	1975	0	0	60.00	40.00		
1 MOBILE HME 0% - 2026 Heated Area: 1356 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,356	100		1,356	31,720
FOP	132	35		46	1,076
FOP	656	35		230	5,380
TOTALS	2,144			1,632	38,176

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

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	0296	SHED METAL	0	0	12	16	192.00	UT	5.00	5.00	75	1993	1993	3	75	720	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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	DPHT 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		00	0.00	0.00	1.50	AC		1.00	1.00	1.00	11,500.00	11,500.00	17,250							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				38,176	
TOTAL MARKET OB/XF VALUE				7,720	
TOTAL LAND VALUE - MARKET				17,250	
TOTAL MARKET VALUE				63,146	
SOH/AGL Deduction				0	
ASSESSED VALUE				63,146	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				63,146	
TOTAL JUST VALUE				63,146	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				63,146	
SALE:1:1: 1.50 ACRES - A GIFT					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1542/1676	6/13/2025	WD	U	I	11	100
GRANTOR: WATERS TANYA BENNETT						
GRANTEE: BENNETT RACHEL						
0922/2553	3/19/2001	WD	Q	I		32,500
GRANTOR: LAWANDA EARLS						
GRANTEE: TANYA BENNETT						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W56 FOP= W11 S12 E11 N12\$ S12 W11 S12 FOP= S8 E67 N20 W10 S12 W57\$ E57 N12 E10 N12\$.													