BEG 565 FT N OF SE COR OF NW1/4
RUN N 296 FT, W 1449.36 FT TO E
SR-47, SW 581.11FT, E 1391.50 N

BENNETT ROBERT E/BENNETT LEIGH ANN
2851 SW SR 47
LAKE CITY, FL 32025

2027

19-4S-17-08493-000

BUILDING CHARACTERISTICS

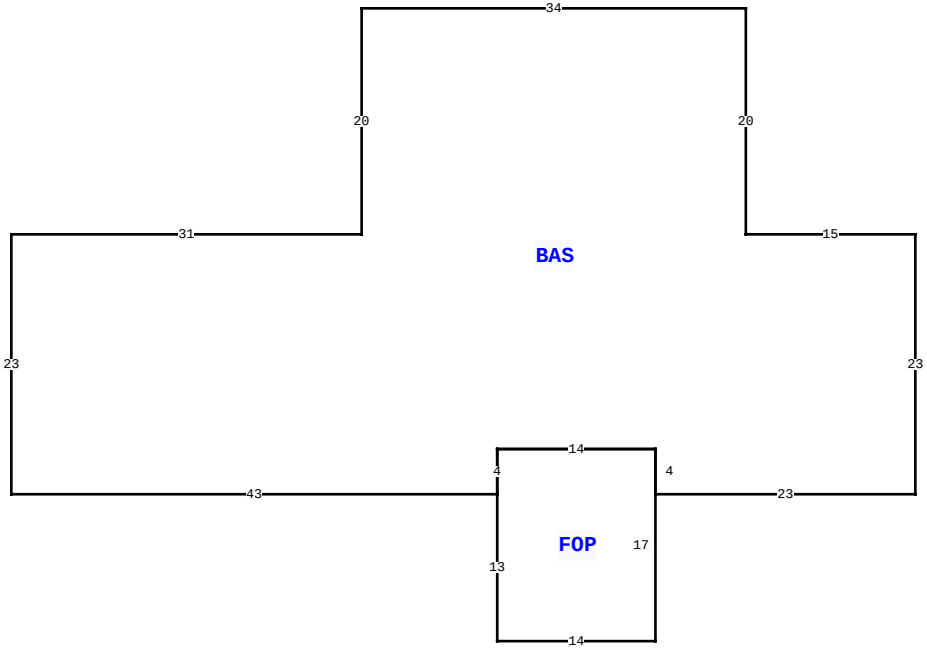
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	19417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,464	100		2,464	169,722
FOP	238	30		71	4,891
TOTALS	2,702			2,535	174,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,535	96.3360	105.97	268,634	1952	1952	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2464 HX Base Yr



2823 SW STATE ROAD 47 , LAKE CITY

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

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		180,767
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		265,300
TOTAL MARKET VALUE		448,467
SOH/AGL Deduction		206,474
ASSESSED VALUE		241,993
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		190,582
TOTAL JUST VALUE		448,467
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,647

SALE:1:1: 7.95 ACRES PLUS IMP SALE INCLUDED BU

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051346	Electrical Servic	0	10/31/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0733/0710	10/15/1990	WD	U	I		160,000
GRANTOR: RONALD COUMBE						
GRANTEE: ROBERT BENNETT						
0531/0387	2/01/1984	WD	Q	I		84,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 N20 W34 S20 W31 S23 E43 FOP= S13 E14 N17 W14 S4$N4 E14 S4 E23 N23$.

LAND DESCRIPTION

TOTAL OB/XF 2,400

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-1	0.00	0.00	2.00	AC		1.00	1.00	0.70	20,000.00	14,000.00	28,000							
2	0100	C	SFR	100		RSF-1	0.00	0.00	6.95	AC		1.00	1.00	0.70	20,000.00	14,000.00	97,300							
3	0000	C	VAC RES	100		RSF-1	0.00	0.00	10.00	AC		1.00	1.00	0.70	20,000.00	14,000.00	140,000							

REVIEW DATE 12/06/2024 BY tommy Total Acres: 18.95 Total Land Value: 265,300 Market: 0 Agricultural: 0 Common: 265,300 PRINTED 11/17/2026 BY SYS

BEG 565 FT N OF SE COR OF NW1/4
RUN N 296 FT, W 1449.36 FT TO E
SR-47, SW 581.11FT, E 1391.50 N

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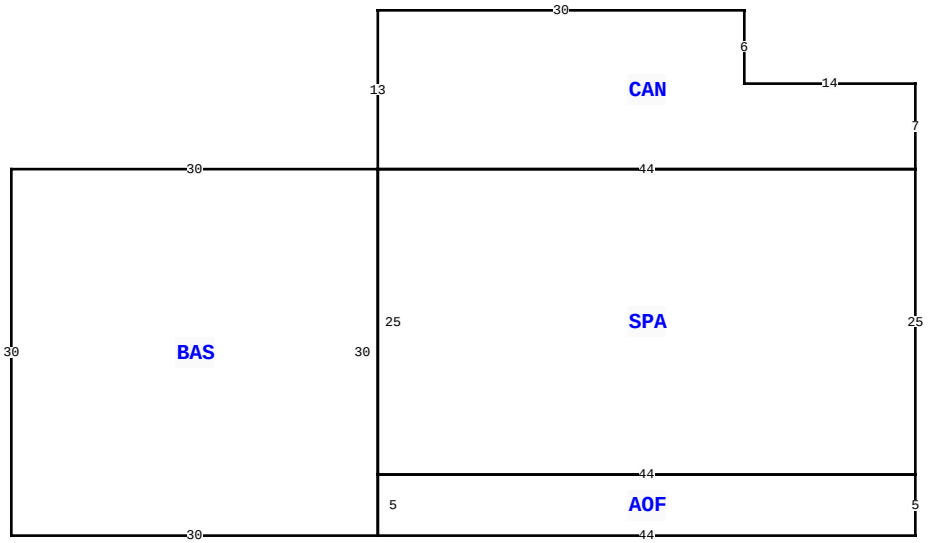
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	19417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	220	110		242	670
BAS	900	100		900	2,492
CAN	488	30		146	404
SPA	1,100	85		935	2,589
TOTALS	2,708			2,223	6,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8801	04	2,223	24.9480	9.23	20,518	1992	1992	0	0	20	50.00	30.00

2 C B MISC 0% - 0 Heated Area: 2055 HX Base Yr



2823 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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0531/0387	2/01/1984	WD	Q	I		84,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

CAN= N7 W14 N6 W30 S13 E44$ SPA= S25 AOF= W44 S5 E44 N5$W44 N25 BAS= W30 S30 E30 N30$ E44$.

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

REVIEW DATE 12/06/2024 BY tommy Total Acres: 18.95 Total Land Value: 265,300 Market: 0 Agricultural: 0 Common: 265,300 PRINTED 11/17/2026 BY SYS