BEG AT SE COR OF LOT 16, BLOCK 8
RUN N 264.05 FT, E 99.52 FT, S 2
106.01 FT TO POB.

BENJAMIN MICHAEL J
261 NW MEEKS ST
LAKE CITY, FL 32055

2027

20-3S-17-05467-003

BUILDING CHARACTERISTICS

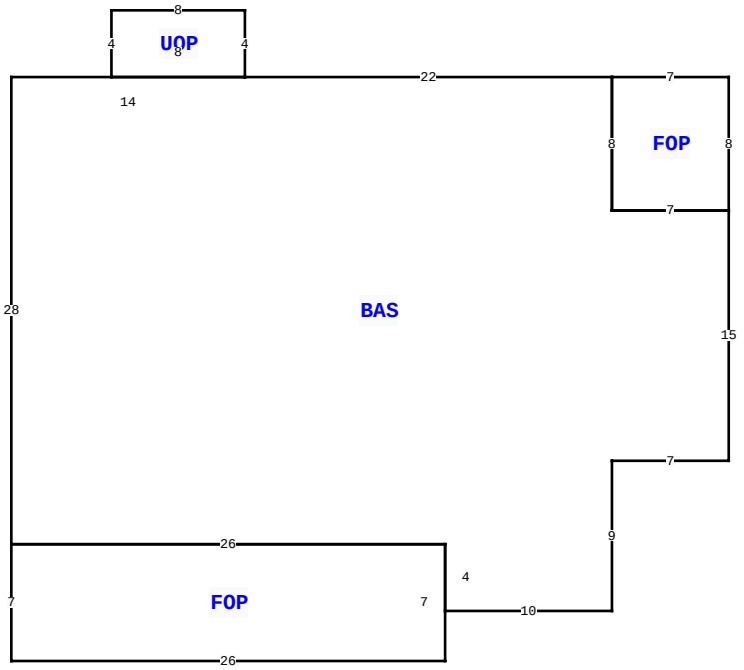
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC		20317.080 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,153	100		1,153	42,277
FOP	56	30		17	623
FOP	182	30		55	2,017
UOP	32	20		6	220
TOTALS	1,423			1,231	45,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,231	51.2856	56.41	69,441	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1153 HX Base Yr 2023



189 NW MEEKS ST, 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		45,137
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		6,643
TOTAL MARKET VALUE		52,580
SOH/AGL Deduction		73
ASSESSED VALUE		52,507
TOTAL EXEMPTION VALUE	HX HB	27,507
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		52,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		53,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/432	6/04/2026	WD	Q	I	01	26,000
GRANTOR: VOLKMAN BRANDON						
GRANTEE: BENJAMIN MICHAEL J						
1238/2099	7/20/2012	WD	U	I	37	10,000
GRANTOR: JOSEPH ZHOU						
GRANTEE: BRANDON VOLKMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 UOP= N4 W8 S4 E8$ W14 S28 FOP= S7 E26 N7 W26$ E26 S4 E10 N9 E7 N15 FOP= N8 W7 S8 E7$ W7 N8$.

LAND DESCRIPTION

TOTAL OB/XF 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	0100	C	SFR	100		00	0.00	0.00	26,571.50	SF		1.00	1.00	1.00	0.25	0.25	6,643							

REVIEW DATE 09/01/2015 BY DF Total Acres: 0.61 Total Land Value: 6,643 Market: 0 Agricultural: 0 Common: 6,643 PRINTED 11/17/2026 BY SYS