

COMM SE COR OF NW1/4 OF SE1/4 OF
489.03 FT FOR POB, CONT W 97.83
FT, E 98.70 FT, S 664.63 FT TO P

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

2026

21-3S-17-05536-001


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																				VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 500 TOTAL LAND VALUE - MARKET 15,015 TOTAL MARKET VALUE 15,515 SOH/AGL Deduction 0 ASSESSED VALUE 15,515 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 15,515 TOTAL JUST VALUE 15,515 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 15,515																																																										
																				PERMIT NUM DESCRIPTION AMT ISSUED 																																																										
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1546/1201</td> <td>8/07/2025</td> <td>WD</td> <td>U</td> <td>I</td> <td>11</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: HARRINGTON TROY K</td> </tr> <tr> <td colspan="7">GRANTEE: BENJAMIN MICHAEL J</td> </tr> <tr> <td>1464/1258</td> <td>4/18/2022</td> <td>WD</td> <td>U</td> <td>I</td> <td>37</td> <td>5,000</td> </tr> <tr> <td colspan="7">GRANTOR: HARRINGTON TROY K</td> </tr> <tr> <td colspan="7">GRANTEE: BENJAMIN MICHAEL J</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1546/1201	8/07/2025	WD	U	I	11	100	GRANTOR: HARRINGTON TROY K							GRANTEE: BENJAMIN MICHAEL J							1464/1258	4/18/2022	WD	U	I	37	5,000	GRANTOR: HARRINGTON TROY K							GRANTEE: BENJAMIN MICHAEL J						
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TOTALS																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/29/2025 MLU																																																										
EXTRA FEATURES										186 NE DAMPIER CT, LAKE CITY																																																																				
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	0285	SALVAGE	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	500																																																															
LAND DESCRIPTION										TOTAL OB/XF										500																																																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																						
1	0700	C	MISC RES	0			0.00	0.00	3.00	AC		1.00	1.00	0.46	11,000.00	5,005.00	15,015																																																													
REVIEW DATE 09/03/2015 BY DF Total Acres: 3.00 Total Land Value: 15,015 Market: 0 Agricultural: 0 Common: 15,015 PRINTED 05/08/2026 BY SYS																																																																														