

BEG SE COR OF NW1/4 OF SE1/4 OF
195.60 FT, N 667.57 FT, E 197.40
669.54 FT TO POB.

BENJAMIN MICHAEL
261 NW MEEKS ST
LAKE CITY, FL 32055

2026

21-3S-17-05536-003



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 STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 24,832 TOTAL MARKET VALUE 24,832 SOH/AGL Deduction 8,443 ASSESSED VALUE 16,389 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 16,389 TOTAL JUST VALUE 24,832 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 24,832											
DOR CODE 0000 VACANT																	PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1435/2788 4/26/2021 WD U V 37 2,000 GRANTOR: HARRINGTON WILLIAM GRANTEE: BENJAMIN MICHAEL 1230/2411 2/28/2012 WD U V 30 6,000 GRANTOR: RONALD MELVIN MCCRAY GRANTEE: WILLIAM & CATHY C H											
MAP NUM MKT AREA 04																	BLD DATE XF DATE INC DATE LGL DATE LAND DATE 04/29/2025 MLU AG DATE											
NEIGHBORHOOD/LOC 21317.00 1.00/																	BUILDING NOTES BUILDING DIMENSIONS											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																							
TOTALS																												
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													
LAND DESCRIPTION TOTAL OB/XF 0																												
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	0000	C	VAC RES	0			0.00	0.00	3.01	AC		1.00	1.00	0.75	11,000.00	8,250.00	24,832											
REVIEW DATE 04/29/2025 BY MLU Total Acres: 3.01 Total Land Value: 24,832 Market: 0 Agricultural: 0 Common: 24,832 PRINTED 06/22/2026 BY SYS																												