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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	21317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

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						

BUILDING NOTES

BUILDING DIMENSIONS

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
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 05/08/2026 BY SYS