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

2027

21-3S-17-05536-003

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					

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

COLUMBIA COUNTY PROPERTY

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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	6,804
ASSESSED VALUE	18,028
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,028
TOTAL JUST VALUE	24,832
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	24,832

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						

BUILDING NOTES

BUILDING DIMENSIONS

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 11/17/2026 BY SYS