LOT 4 BLOCK E SUWANNEE VALLEY ES
767-2267, QC 1346-206, QC 1425-8

BENEFIEL SEAN/BENEFIEL REBECCA
226 NW AUSTIN WAY
LAKE CITY, FL 32055

2027

22-2S-16-01720-004

BUILDING CHARACTERISTICS

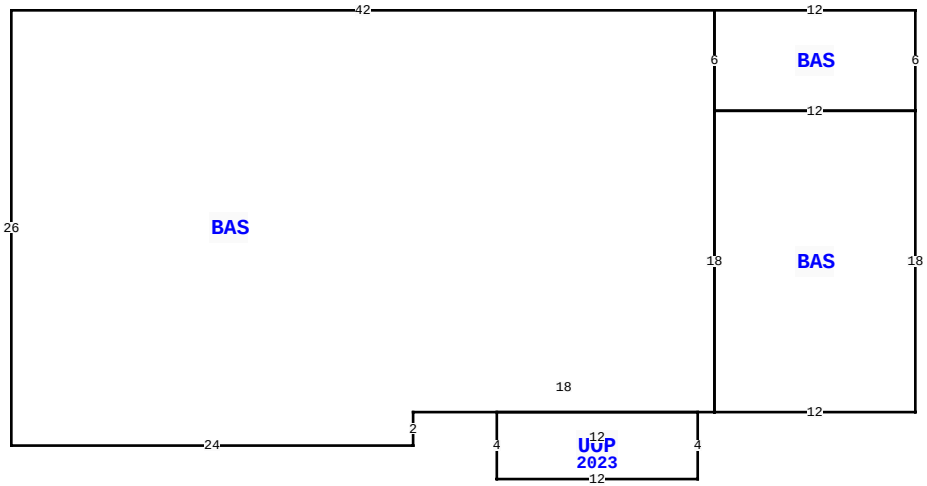
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	22216.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100		72	7,709
BAS	216	100		216	23,127
BAS	1,056	100		1,056	113,068
UOP	48	20	2023	10	1,071
TOTALS	1,392			1,354	144,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,354	119.8000	131.78	178,430	1990	2010	0	0	0	18.75	81.25

1 SINGLE FAM 0% - 2026 Heated Area: 1344 HX Base Yr



226 NW AUSTIN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
2	0169	FENCE/WOOD	0	0	0	0	176.00	UT	13.50	13.50	100	2008	2008	3	100	2,376	
3	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	144,974
TOTAL MARKET OB/XF VALUE	4,776
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	161,750
SOH/AGL Deduction	0
ASSESSED VALUE	161,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	161,750
TOTAL JUST VALUE	161,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,391

SALE:1:1: LOT 4, BLOCK 2 SUWANNEE VALLEY ESTATES

LAND:1:1: 0.28 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/1628	9/16/2025	WD	Q	I	01	235,000
GRANTOR: SAMMONS JONSETH JOSHU						
GRANTEE: BENEFIEL SEAN						
1442/149	7/12/2021	WD	Q	I	01	159,000
GRANTOR: INGLESE JAMES						
GRANTEE: SAMMONS JONSETH JOS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W42 S26 E24 N2 E18 N18 N6 $
BAS=[ORIG=0,24] E12 N18 W12 S18 $
BAS=[ORIG=0,6] E12 N6 W12 S6 $
UOP=[YR=2023;ORIG=-13,24] E12 S4 W12 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,776

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	0		RSF-1	100.00	120.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 11/13/2025 BY TP Total Acres: 0.28 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/17/2026 BY SYS