

COMM NE COR OF SE1/4 OF SE1/4, R
R/W OF A CO RD, RUN S 317.59 FT
317.58 FT TO N R/W DANA DR, W 62

BENEDICT SUZANNE
2703 DIANA DRIVE
MIDDLEBURG, FL 32068

2026

26-7S-16-04335-007



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: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 59,280 TOTAL MARKET VALUE 59,280 SOH/AGL Deduction 18,888 ASSESSED VALUE 40,392 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 40,392 TOTAL JUST VALUE 59,280 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 45,600									
DOR CODE 0000 VACANT																				SALE:1:1: AKA LOT 4 RIVER BEND S/D UNREC.											
MAP NUM MKT AREA 02																				LAND:1:1: LOT 4 RIVER BEND											
NEIGHBORHOOD/LOC 26716.030 1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/06/2026 MLU											
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		A-1	0.00	0.00	4.56	AC		1.00	1.00	1.00	13,000.00	13,000.00	59,280														
REVIEW DATE 05/06/2026 BY MLU Total Acres: 4.56 Total Land Value: 59,280 Market: 0 Agricultural: 0 Common: 59,280 PRINTED 05/08/2026 BY SYS																															