COMM NW COR OF SW1/4, RUN S 331.
RUN E 279.39 FT, S 386.04 FT TO
RUN W ALONG R/W 293.80 FT TO W L

BENNETT HOSIA A SR/BENNETT PATTY A
259 NW BO CT
LAKE CITY, FL 32055

**2027**

**30-3S-17-05869-007**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| Frame | 03 | MASONRY 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 06

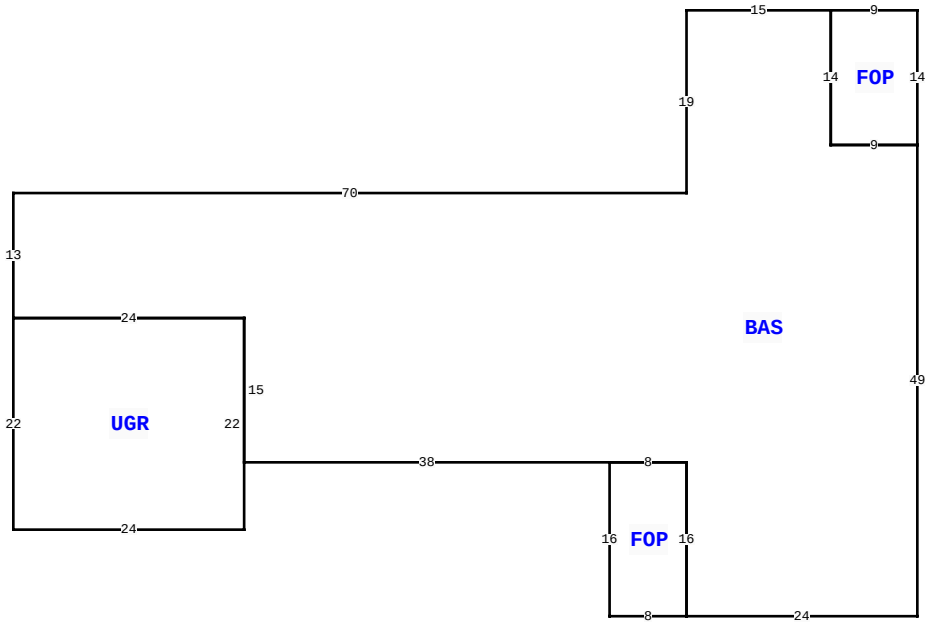
NEIGHBORHOOD/LOC 30317.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,986 | 100 | | 2,986 | 274,316 |
| FOP | 126 | 30 | | 38 | 3,491 |
| FOP | 128 | 30 | | 38 | 3,491 |
| UGR | 528 | 45 | | 238 | 21,865 |
| TOTALS | 3,768 | | | 3,300 | 303,163 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,300 | 111.3560 | 122.49 | 404,217 | 2000 | 2000 | 0 | 0 | 0 | 25.00 | 75.00 |

2 SINGLE FAM 100% - 1998 Heated Area: 2986 HX Base Yr 1998




259 NW BO CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2000 | 2000 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 100 | |
| 3 | 0297 | SHED CONCR | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 600 | |
| 4 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 303,163 |
| TOTAL MARKET OB/XF VALUE | 2,100 |
| TOTAL LAND VALUE - MARKET | 14,820 |
| TOTAL MARKET VALUE | 320,083 |
| SOH/AGL Deduction | 122,446 |
| ASSESSED VALUE | 197,637 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 146,226 |
| TOTAL JUST VALUE | 320,083 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 325,602 |

SALE:2:1: $.70 STAMPS

XFOB:1:1: MAGN MH

BLDG:1:1: SUNS MH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 15660 | SFR | 485 | 06/15/1999 |
| 12607 | M H | 125 | 06/04/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1536/2594 | 3/27/2025 | LE | U | I | 14 | 100 |
| GRANTOR: BENNETT PATTY A FKA P | | | | | | |
| GRANTEE: BENNETT PATTY A (EN | | | | | | |
| 0837/0786 | 3/31/1997 | WD | Q | V | | 16,000 |
| GRANTOR: REED | | | | | | |
| GRANTEE: CARTER & MAYO JTWRS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W15 S19 W70 S13 UGR= S22 E24 N22 W24$ E24 S15 E38 FOP= S16 E8 N16 W8$ E8 S16 E24 N49 FOP= N14 W9 S14 E9$ W9 N14$.

## LAND DESCRIPTION

TOTAL OB/XF 2,100

| 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 | 100 | | 00 | 0.00 | 0.00 | 2.47 | AC | | 1.00 | 1.00 | 0.75 | 8,000.00 | 6,000.00 | 14,820 | | | | | | | |

REVIEW DATE 11/16/2015 BY DF Total Acres: 2.47 Total Land Value: 14,820 Market: 0 Agricultural: 0 Common: 14,820 PRINTED 11/17/2026 BY SYS