COMM SW COR OF NE1/4 OF SW1/4
RUN N 498.08 FT TO POB, CONT
N 332.07 FT, E 1328.91 FT TO

WEISSENBORN AARON/MONTEZ-WEISSENBORN TRISHA
353 SW BEN OAKS GLN
LAKE CITY, FL 32024

2027

30-5S-16-03741-003

BUILDING CHARACTERISTICS

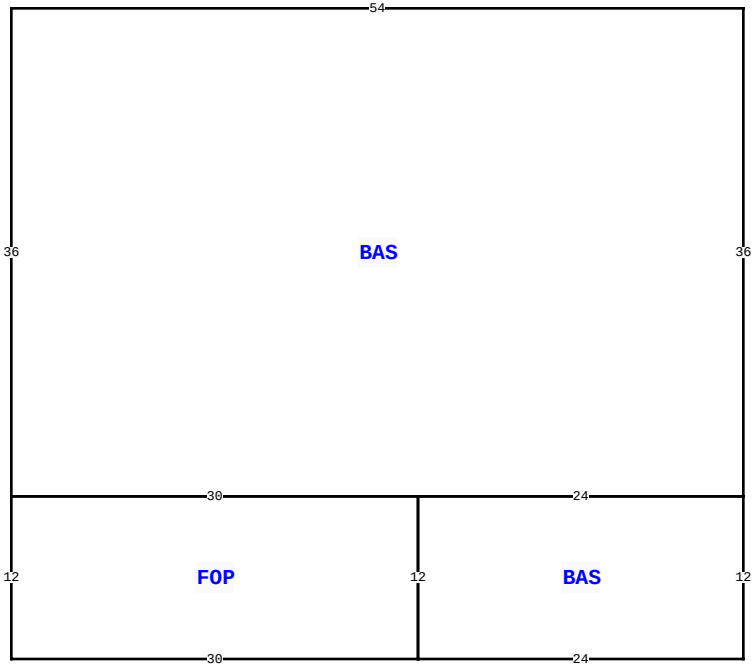
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	28,676
BAS	1,944	100		1,944	193,564
FOP	360	30		108	10,754
TOTALS	2,592			2,340	232,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,340	120.6922	132.76	310,658	2005	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2020 Heated Area: 2232 HX Base Yr 2020



353 SW BEN OAKS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0060	CARPORT F	0	100	20	24	480.00	UT	5.00	5.00	100	2008	2008	3	100	2,400	
2	0060	CARPORT F	0	100	20	24	480.00	UT	5.00	5.00	100	2008	2008	3	100	2,400	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
4	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,600.00	3,600.00	100	2023	2022		100	3,600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		232,994
TOTAL MARKET OB/XF VALUE		13,200
TOTAL LAND VALUE - MARKET		111,320
TOTAL MARKET VALUE		261,252
SOH/AGL Deduction		49,727
ASSESSED VALUE		211,525
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		160,114
TOTAL JUST VALUE		357,514
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042328	Mobile Home		07/14/2021
21927	SFR	568	06/04/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/1671	4/12/2019	WD	Q	I	01	224,900
GRANTOR: EDWARD ALLEN KIRBY						
GRANTEE: AARON & TRISHA MONT						
1210/2030	2/28/2011	WD	U	I	30	100
GRANTOR: OTIS CARROLL KIRBY						
GRANTEE: EDWARD ALLEN KIRBY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S36 FOP= S12 E30 N12 W30$ E30 BAS= S12 E24 N12 W24$ E24 N36$.

LAND DESCRIPTION

TOTAL OB/XF 13,200

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.12	AC		1.00	1.00	1.00	445.00	445.00	4,058							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.12	AC		1.00	1.00	1.00	11,000.00	11,000.00	100,320							

REVIEW DATE 03/18/2026 BY KS Total Acres: 10.12 Total Land Value: 15,058 Market: 100,320 Agricultural: 4,058 Common: 11,000 PRINTED 11/17/2026 BY SYS