(AKA LOT 1 PROPOSED NEW HAVEN) C
SEC, RUN S 2018.07 FT TO A PT ON
SAID PT BEING ON A CURVE RUN NE

COLUMBIA COUNTY, FLORIDA
PO BOX 1529
LAKE CITY, FL 32056

**2027**

**31-6S-17-09818-101**

## BUILDING CHARACTERISTICS

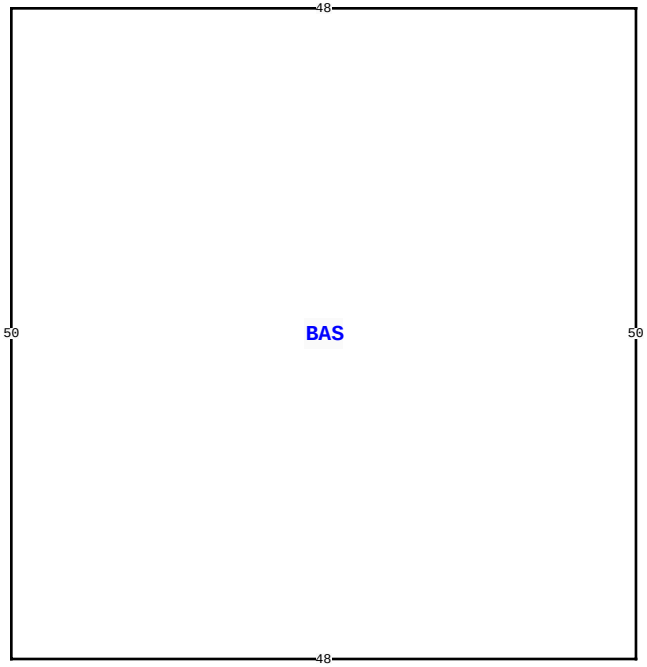
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 27 | PREFIN MTL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 03 | PART.FIN. 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Plumbing | | 0 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 16 100 |
| RMS | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 8600 | COUNTY IMP |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 31617.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,400 | 100 | | 2,400 | 117,418 |
| TOTALS | 2,400 | | | 2,400 | 117,418 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8700 | 06 | 2,400 | 143.0520 | 54.36 | 130,464 | 2013 | 2013 | 0 | 0 | 0 | 10.00 | 90.00 |

1 PREF M B A 0% - 0 Heated Area: 2400 HX Base Yr




3303 SW COUNTY ROAD 18 , FORT WHITE

| | | | |
|---|---|---|---|
| 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 432.00 | UT | 2.00 | 2.00 | 100 | 2013 | 2013 | 3 | 100 | 864 | |
| 2 | 0161 | 3-STRAND B | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2026 | 2025 | | 100 | 300 | |
| 3 | 0140 | CLFENCE 6 | 0 | 0 | 0 | 0 | 1.00 | UT | 4,000.00 | 4,000.00 | 100 | 2026 | 2025 | | 100 | 4,000 | |
| 4 | 0104 | GENERATOR | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2026 | 2025 | | 95 | 5,700 | |
| 5 | 0161 | 3-STRAND B | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2026 | 2025 | | 100 | 300 | |
| 6 | 0140 | CLFENCE 6 | 0 | 0 | 0 | 0 | 1.00 | UT | 4,000.00 | 4,000.00 | 100 | 2026 | 2025 | | 100 | 4,000 | |
| 7 | 0104 | GENERATOR | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2026 | 2025 | | 95 | 5,700 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 4 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 212,236 |
| TOTAL MARKET OB/XF VALUE | | 20,864 |
| TOTAL LAND VALUE - MARKET | | 65,130 |
| TOTAL MARKET VALUE | | 298,230 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 298,230 |
| TOTAL EXEMPTION VALUE | 03 | 298,230 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 298,230 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 299,174 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000054297 | Modular Building | | 10/22/2025 |
| 000054114 | Right-of-Way Acce | | 10/22/2025 |
| 000052696 | Modular Building | | 03/25/2025 |
| 31604 | M H | 0 | 11/21/2013 |
| 31561 | COUNTY | 0 | 11/05/2013 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1105/1966 | 12/22/2006 | WD | Q | V | 01 | 100,000 |

GRANTOR: MICHAEL A & JEAN BENK

GRANTEE: COLUMBIA COUNTY FLO

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W48 S50 E48 N50$.

## LAND DESCRIPTION

TOTAL OB/XF 20,864

| 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 | 8600 | C | COUNTY | 0 | | A-1 | 0.00 | 0.00 | 5.01 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 65,130 | | | | | | | |

REVIEW DATE 05/01/2026 BY robin Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS

(AKA LOT 1 PROPOSED NEW HAVEN) C
SEC, RUN S 2018.07 FT TO A PT ON
SAID PT BEING ON A CURVE RUN NE

COLUMBIA COUNTY, FLORIDA
PO BOX 1529
LAKE CITY, FL 32056

**2027**

**31-6S-17-09818-101**

## BUILDING CHARACTERISTICS

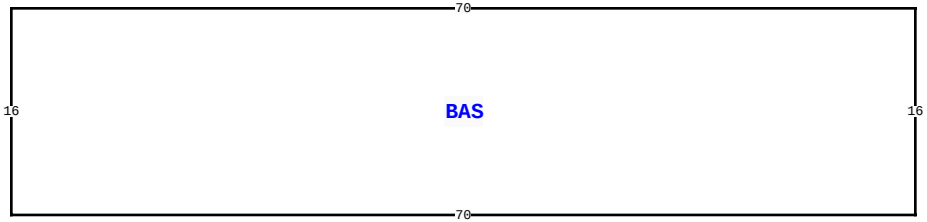
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 8600 | COUNTY IMP |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 31617.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,120 | 100 | | 1,120 | 87,712 |
| TOTALS | 1,120 | | | 1,120 | 87,712 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,120 | 113.8000 | 105.83 | 118,530 | 2014 | 2013 | 0 | 0 | 0 | 26.00 | 74.00 |

2 MANUF 1 0% - 0 Heated Area: 1120 HX Base Yr




3303 SW COUNTY ROAD 18 , FORT WHITE

| | | | |
|---|---|---|---|
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## COLUMBIA COUNTY PROPERTY

PAGE 2 of 4 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 212,236 |
| TOTAL MARKET OB/XF VALUE | | 20,864 |
| TOTAL LAND VALUE - MARKET | | 65,130 |
| TOTAL MARKET VALUE | | 298,230 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 298,230 |
| TOTAL EXEMPTION VALUE | 03 | 298,230 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 298,230 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 299,174 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1105/1966 | 12/22/2006 | WD | Q | V | 01 | 100,000 |

GRANTOR: MICHAEL A & JEAN BENK

GRANTEE: COLUMBIA COUNTY FLO

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W70 S16 E70 N16$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 05/01/2026 BY robin Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS

(AKA LOT 1 PROPOSED NEW HAVEN) C
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PO BOX 1529
LAKE CITY, FL 32056

**2027**

**31-6S-17-09818-101**

## BUILDING CHARACTERISTICS

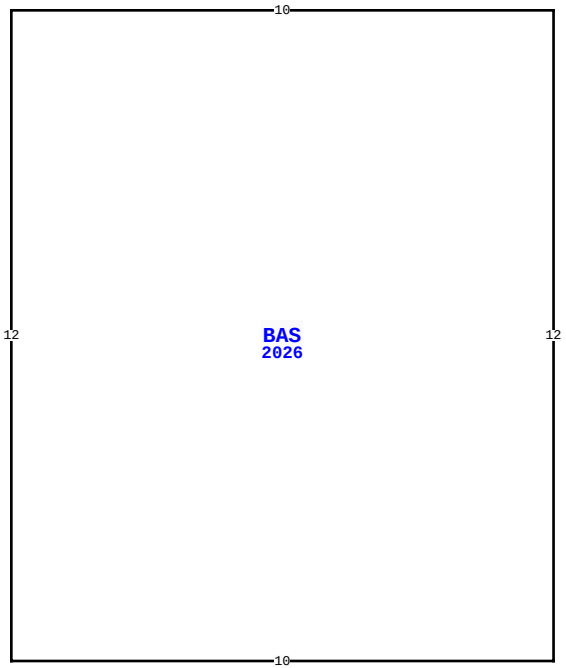
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 01 | NONE 100 |
| Interior Floo | 01 | NONE 0 |
| Ceiling | 00 | N/A 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | N/A 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 10 100 |
| RMS | | N/A 100 |
| Stories | 1. | 1. 100 |
| Units | | N/A 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 8600 | COUNTY IMP |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 31617.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 120 | 100 | 2026 | 120 | 3,553 |
| TOTALS | 120 | | | 120 | 3,553 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8801 | 06 | 120 | 80.8500 | 29.91 | 3,589 | 2025 | 2025 | 0 | 0 | 0 | 1.00 | 99.00 |

3 C B MISC 0% - 2026 Heated Area: 120 HX Base Yr




3303 SW COUNTY ROAD 18 , FORT WHITE

| | | | |
|---|---|---|---|
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## COLUMBIA COUNTY PROPERTY

PAGE 3 of 4 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 212,236 |
| TOTAL MARKET OB/XF VALUE | | 20,864 |
| TOTAL LAND VALUE - MARKET | | 65,130 |
| TOTAL MARKET VALUE | | 298,230 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 298,230 |
| TOTAL EXEMPTION VALUE | 03 | 298,230 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 298,230 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 299,174 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1105/1966 | 12/22/2006 | WD | Q | V | 01 | 100,000 |

GRANTOR: MICHAEL A & JEAN BENK

GRANTEE: COLUMBIA COUNTY FLO

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=14,9] E10 S12 W10 N12 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 05/01/2026 BY robin Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS

(AKA LOT 1 PROPOSED NEW HAVEN) C
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**2027**

**31-6S-17-09818-101**

## BUILDING CHARACTERISTICS

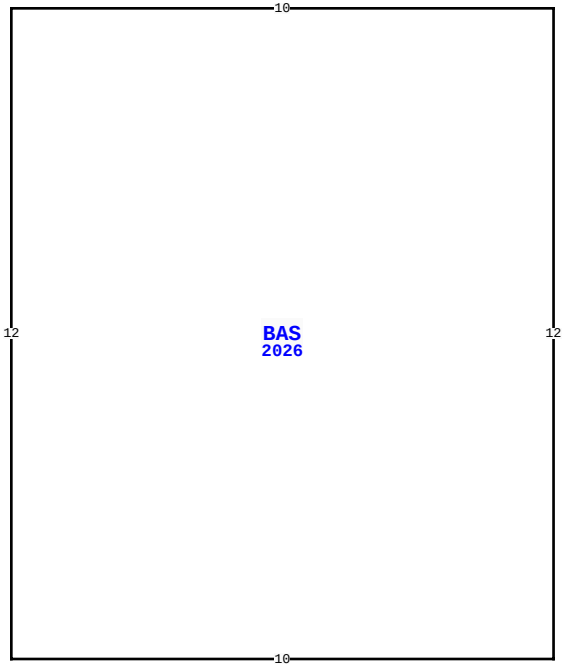
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 01 | NONE 100 |
| Interior Floo | 00 | N/A 0 |
| Ceiling | 00 | N/A 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | N/A 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 10 100 |
| RMS | | N/A 100 |
| Stories | 1. | 1. 100 |
| Units | | N/A 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 8600 | COUNTY IMP |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 31617.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 120 | 100 | 2026 | 120 | 3,553 |
| TOTALS | 120 | | | 120 | 3,553 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8801 | 06 | 120 | 80.8500 | 29.91 | 3,589 | 2025 | 2025 | 0 | 0 | 0 | 1.00 | 99.00 |

4 C B MISC 0% - 2026 Heated Area: 120 HX Base Yr




3303 SW COUNTY ROAD 18 , FORT WHITE

| | | | |
|---|---|---|---|
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## COLUMBIA COUNTY PROPERTY

PAGE 4 of 4 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 212,236 |
| TOTAL MARKET OB/XF VALUE | | 20,864 |
| TOTAL LAND VALUE - MARKET | | 65,130 |
| TOTAL MARKET VALUE | | 298,230 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 298,230 |
| TOTAL EXEMPTION VALUE | 03 | 298,230 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 298,230 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 299,174 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
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| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1105/1966 | 12/22/2006 | WD | Q | V | 01 | 100,000 |

GRANTOR: MICHAEL A & JEAN BENK

GRANTEE: COLUMBIA COUNTY FLO

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=11,11] E10 S12 W10 N12 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 05/01/2026 BY robin Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS