

BEG NE COR OF SE1/4 OF NE1/4, RU  
 W R/W OF RD, S 260 FT FOR POB, R  
 FT, NE 217 FT, W 370 FT, S 548 F

LAKE CITY RV PARK & RESORT LLC  
 4039 US HIGHWAY 90 W  
 LAKE CITY, FL 32055

**2026**

33-3S-16-02444-000  


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																															
																				<b>VALUATION BY</b> Tax Group: 2      Tax Dist:      STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 121,250 <b>TOTAL LAND VALUE - MARKET</b> 466,527 <b>TOTAL MARKET VALUE</b> 587,777 SOH/AGL Deduction      0 <b>ASSESSED VALUE</b> 587,777 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 587,777 <b>TOTAL JUST VALUE</b> 587,777 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> 0 <b>PREVIOUS YEAR MKT VALUE</b> 541,527																																	
																				XFOB:8:1: LOT 6 PARKWOOD XFOB:7:1: LOT 5 NEWMAN MH XFOB:6:1: LOT 4 VANGUARD MH XFOB:5:1: LOT 3 BELMONT MH																																	
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<b>TOTALS</b> 108 NW BENGI LN, LAKE CITY										BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE																																						
EXTRA FEATURES																																																					
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																																				
1	9920	RV SITE	0	0	0	0	25.00	UT	5,000.00	5,000.00	100	2024	2023		97	121,250																																					
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																													
1	2820	C	RV PARK	0		CHI	0.00	0.00	155,509.00	SF		1.00	1.00	1.00	3.00	3.00	466,527																																				
<b>REVIEW DATE</b> 01/06/2026 <b>BY</b> TP    Total Acres: 3.57    Total Land Value: 466,527    Market: 0    Agricultural: 0    Common: 466,527 <b>PRINTED 05/08/2026 BY SYS</b>																																																					