LOTS 14 & 15 ROSE CREEK HEIGHTS
455-223, WD 1452-860,

BENJAMIN MICHAEL J
261 NW MEEKS ST
LAKE CITY, FL 32055

2027

34-4S-17-08961-000

BUILDING CHARACTERISTICS

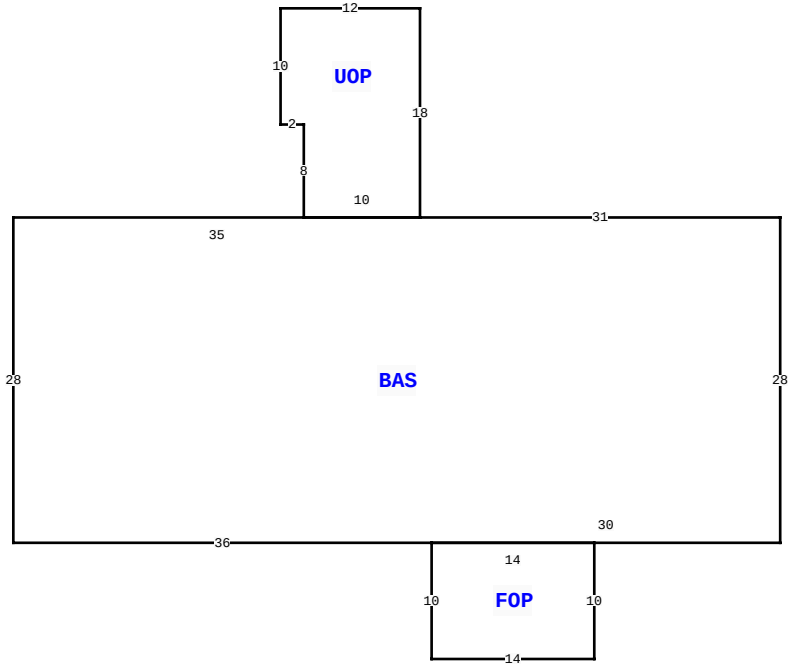
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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 02
NEIGHBORHOOD/LOC	34417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100		1,848	96,183
FOP	140	30		42	2,186
UOP	200	20		40	2,082
TOTALS	2,188			1,930	100,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,930	105.1480	115.66	223,224	1980	1980	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 2022 Heated Area: 1848 HX Base Yr



308 SE DAMITA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0021	BARN,FR AE	0	0	30	30	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
2	0031	BARN,MT AE	0	0	20	20	400.00	UT	0.45	0.45	100	1993	1993	3	100	180	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	100,451
TOTAL MARKET OB/XF VALUE	2,380
TOTAL LAND VALUE - MARKET	21,250
TOTAL MARKET VALUE	124,081
SOH/AGL Deduction	0
ASSESSED VALUE	124,081
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,081
TOTAL JUST VALUE	124,081
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28539	MAINT/ALTR	25	05/05/2010
28027	REMODEL	60	08/24/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/860	11/14/2021	WD	U	I	37	6,700

GRANTOR: HARDEN KENNETH R

GRANTEE: BENJAMIN MICHAEL J

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 UOP= N18 W12 S10 E2 S8 E10$ W35 S28 E36 FOP= S10 E14 N10 W14$ E30 N28$.

LAND DESCRIPTION

TOTAL OB/XF 2,380

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	0		00	0.00	0.00	2.00	LT		1.00	1.00	0.85	12,500.00	10,625.00	21,250							

REVIEW DATE 07/11/2017 BY BC Total Acres: 0.67 Total Land Value: 21,250 Market: 0 Agricultural: 0 Common: 21,250 PRINTED 11/17/2026 BY SYS