

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

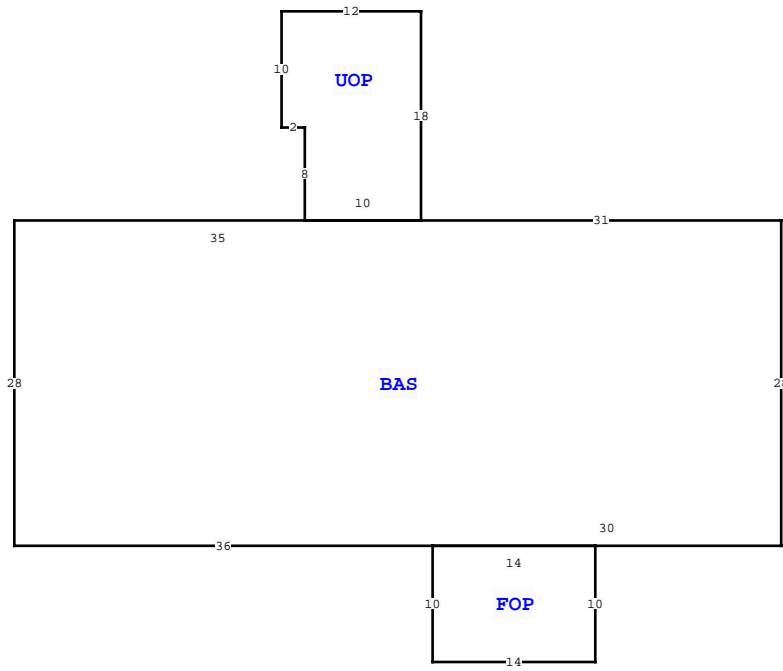
BENJAMIN MICHAEL J
261 NW MEEKS ST
LAKE CITY, FL 32055

2026

34-4S-17-08961-000
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	70
Interior Floor	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 Units	05	CONV	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
BAS	1,848	100	
FOP	140	30	
UOP	200	20	
TOTALS	2,188		
		1,930	102,283

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	117.77	227,296	1980	1980		0	20	35.00	45.00		
1 SINGLE FAM 0% - 2022 Heated Area: 1848 HX Base Yr														



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		102,283	
TOTAL MARKET OB/XF VALUE		2,380	
TOTAL LAND VALUE - MARKET		21,250	
TOTAL MARKET VALUE		125,913	
SOH/AGL Deduction		4,239	
ASSESSED VALUE		121,674	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		121,674	
TOTAL JUST VALUE		125,913	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		110,613	

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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

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

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	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	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							