LOT 7 UNIT 18 THREE RIVERS ESTAT
332-250, 804-2438, 833-726, QC 1

BEDENBAUGH ALVINO/BEDENBAUGH TERI
3081 SW STATE ROAD 100
LAKE CITY, FL 32025

2025

00-00-00-01037-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03

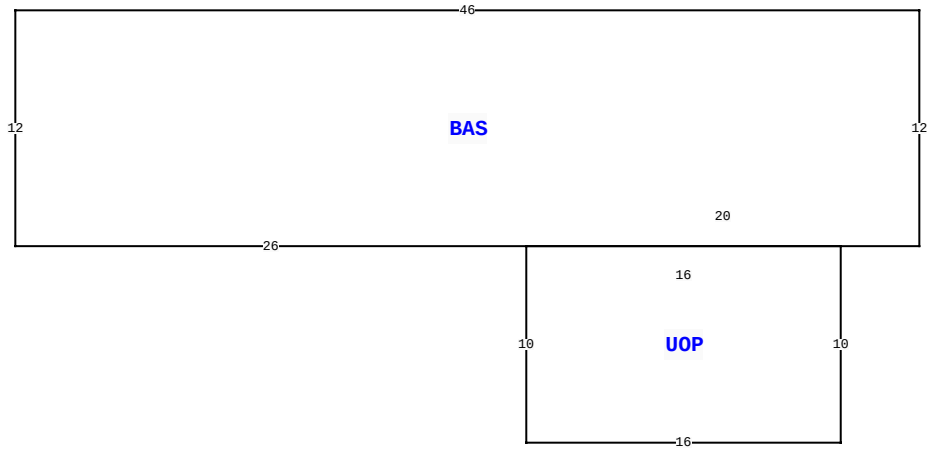
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.18	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100		552	8,682
UOP	160	25		40	629
TOTALS	712			592	9,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	592	65.5290	39.32	23,277	1971	1971	0	0	0	60.00	40.00

2 MOBILE HME – 0% - 2025 Heated Area: 552 HX Base Yr



213 SW WASHINGTON AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	9,311
TOTAL MARKET OB/XF VALUE	7,050
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	36,361
SOH/AGL Deduction	0
ASSESSED VALUE	36,361
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,361
TOTAL JUST VALUE	36,361
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	34,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053601	Storage Building	16,000	07/16/2025
000053484	Right-of-Way Acce		06/27/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/1223	5/30/2025	WD	Q	I	01	70,000
GRANTOR: TWENTYEIGHT FOURTEEN						
GRANTEE: BEDENBAUGH ALVINO						
1535/2405	3/17/2025	WD	Q	I	01	41,000
GRANTOR: CRUM ANGELA SUE						
GRANTEE: TWENTYEIGHT FOURTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S12 E26 UOP= S10 E16 N10 W16$ E20 N12$.

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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,050

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 01/11/2016 BY DF Total Acres: 0.98 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 08/06/2025 BY SYS