(AKA LOT 2 BLK D CHADWORTH S/D).
COMM SE COR OF NW1/4 OF SE1/4, R
FOR POB, RUN W 170.26 FT, N 272.

PARSONS AMY E/BEDENBAUGH KEVIN L JR
289 SW BEDENBAUGH LANE
LAKE CITY, FL 32025

2026

14-3S-16-02123-023

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

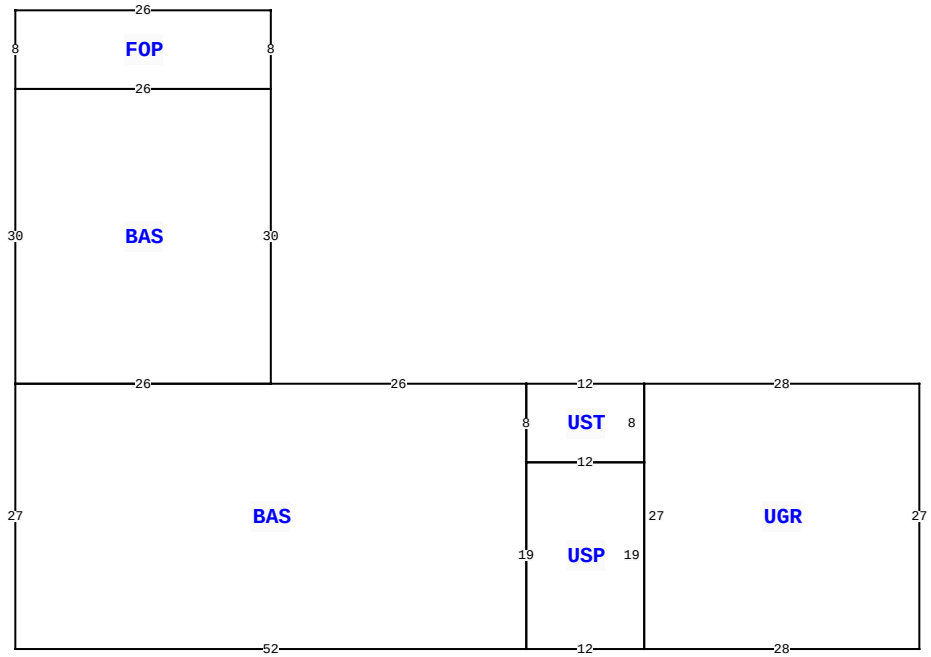
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	14316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100		780	59,177
BAS	1,404	100		1,404	106,519
FOP	208	35		73	5,539
UGR	756	45		340	25,795
USP	228	35		80	6,070
UST	96	45		43	3,262
TOTALS	3,472			2,720	206,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,720	117.9000	116.72	317,478	2001	2010	0	0	0	35.00	65.00

1 MANUF 2 0% - 2025 Heated Area: 2184 HX Base Yr



232 NW CHADLEY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	206,361
TOTAL MARKET OB/XF VALUE	5,530
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	225,891
SOH/AGL Deduction	0
ASSESSED VALUE	225,891
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	225,891
TOTAL JUST VALUE	225,891
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0988/0744	7/08/2003	WD	Q	V	06	100

GRANTOR: STEPHEN M & MARY D PA

GRANTEE: AMY E PARSONS & KEV

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 BAS= N30 FOP= N8 W26 S8 E26$ W26 S30 E26$ W26 S27 E52 USP= E12 UGR= E28 N27 W28 S27$ N19 W12 S19$ N19 UST= E12 N8 W12 S8$ N8$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
2	0166	CONC,PAVMT	0	0	24	28	672.00	UT	2.50	2.50	100	2009	2009	3	100	1,680	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
5	0296	SHED METAL	0	0	0	0	1.00	UT	150.00	150.00	100	2023	2022		100	150	

LAND DESCRIPTION

TOTAL OB/XF 5,530

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 05/11/2023 BY KS Total Acres: 1.07 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/19/2025 BY SYS