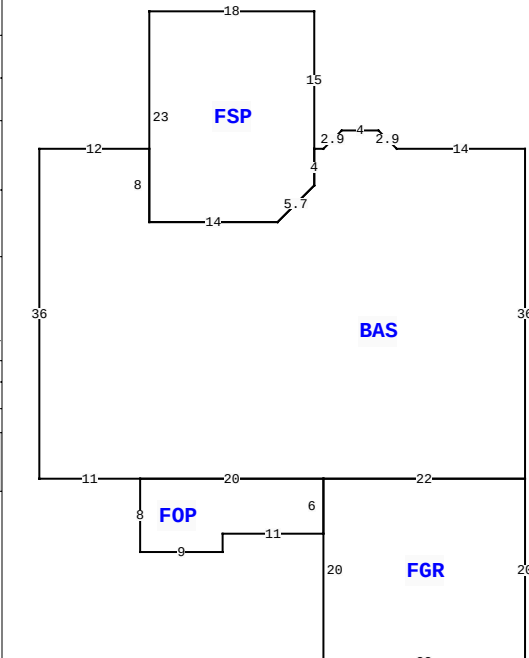


BEDENBAUGH ARTHUR NELSON
114 SW STAFFORD CT
LAKE CITY, FL 32024

2026



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY													
CONSTRUCTION						VALUATION SUMMARY												PAGE 1 of 1													
ELEMENT	CD					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND													
Exterior Wall	19	COMMON BRK 80				0100	01	2,229	125.3439	140.39	312,929	2005	2005		0	0	0	20.00	80.00												
Roof Structur	32	HARDIE BRD 20				1 SINGLE FAM 100% - 2015												Heated Area: 1784													
Roof Cover	03	GABLE/HIP 100																HX Base Yr 2015													
Interior Wall	03	COMP SHNGL 100																													
Interior Floo	05	DRYWALL 100																													
Interior Floo	14	CARPET 90																													
Interior Floo	15	HARDTILE 10																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms	3	100																													
Bathrooms	2	100																													
Frame Stories	02	WOOD FRAME 100																													
Architectual	1.	1. 100																													
Units	05	CONV 100																													
Condition Adj	03	03 100																													
Kitchen Adjus	01	01 100																													
Quality	07	07																													
DOR CODE	0100	SINGLE FAMILY																													
MAP NUM				MKT AREA														06													
NEIGHBORHOOD/LOC		15416.050 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,784	100		1,784	200,365																										
FGR	440	55		242	27,179																										
FOP	138	30		41	4,605																										
FSP	406	40		162	18,194																										
TOTALS	2,768			2,229	250,343																										
EXTRA FEATURES						114 SW STAFFORD CT, LAKE CITY																									
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	0166	CONC, PAVMT	0 100	0	0	1,232.00	UT	2.50	2.50	100	2005	2005	3	100	3,080																
2	0169	FENCE/WOOD	0 100	0	0	288.00	UT	13.50	13.50	75	2007	2007	3	75	2,916																