LOT 5 UNIT 5 CEDAR SPRING SHORES
407-426, 686-527, 793-2168, QC 1

CRUZ MARILYN J BEDENBAUGH/MCCULLERS MARY F
22932 BLACKBEARD LANE
CUDJOE KEY, FL 33042

2026

18-7S-16-04236-041

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

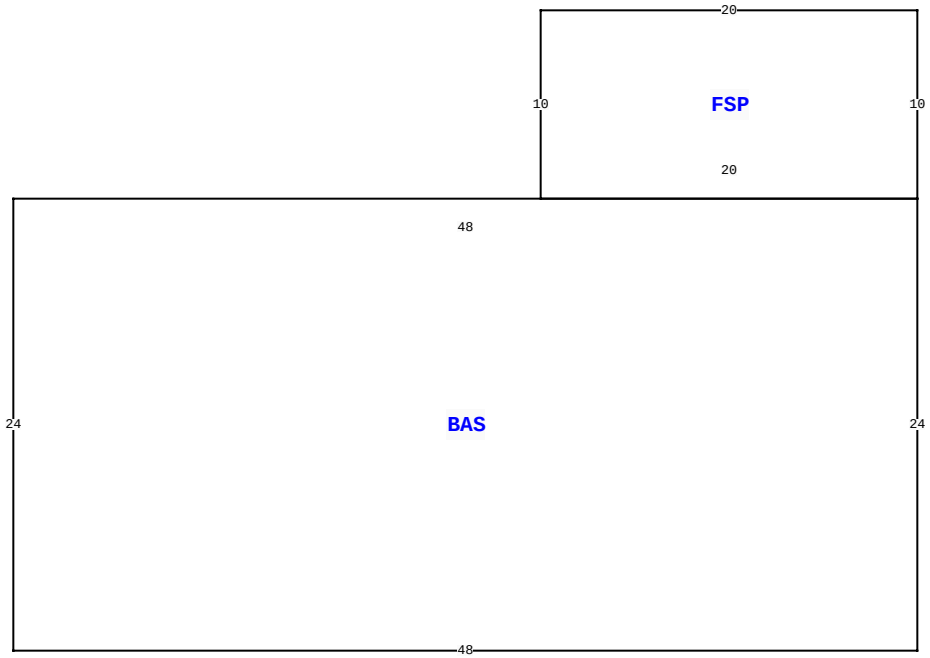
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 02
NEIGHBORHOOD/LOC	18716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	32,044
FSP	200	40		80	2,225
TOTALS	1,352			1,232	34,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,232	115.9000	69.54	85,673	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1152 HX Base Yr



1214 SW BLUFF DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	34,269
TOTAL MARKET OB/XF VALUE	12,950
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	122,219
SOH/AGL Deduction	0
ASSESSED VALUE	122,219
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,219
TOTAL JUST VALUE	122,219
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,219

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13255	M H	125	11/04/1997
9771	PUMP/UTPOL	30	05/30/1995
9114	PUMP/UTPOL	30	11/29/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1027/0394	8/27/2004	WD	Q	I	01	100
GRANTOR: BEDENBAUGH & MCCULLER						
GRANTEE: BEDENBAUGH MCCULERS						
0793/2168	8/01/1994	WD	Q	V		22,000
GRANTOR: JOHN EDDY MORRISON						
GRANTEE: MARILYN J BEDENBAUG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E48 N24$ FSP= N10 W20 S10 E20$.

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	0296	SHED METAL	0	0	10	12	120.00	UT	4.00	4.00	100	1993	1993	3	100	480	
2	0070	CARPORT UF	0	0	18	20	360.00	UT	2.00	2.00	100	2008	2008	3	100	720	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	150	
5	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
6	0166	CONC,PAVMT	0	0	12	20	240.00	UT	2.50	2.50	100	2008	2008	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 12,950

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	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							

REVIEW DATE 07/15/2015 BY TW Total Acres: 1.67 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/17/2025 BY SYS