

BEDENBAUGH FLORENE M
723 SW GABRIEL PL
LAKE CITY, FL 32024

19-3S-16-02184-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										STANDARD																													
Exterior Wall	15	CONC BLOCK 100								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION BY					STANDARD																					
Roof Structur	03	GABLE/HIP 100								0100	01	802	64.2360	71.94	57,696	1960	1960	0	0	10	35.00	55.00	Tax Group: 3					Tax Dist:																					
Roof Cover	01	MINIMUM 100								3 SINGLE FAM 0% - 0										Heated Area: 600										HX Base Yr																			
Interior Wall	04	PLYWOOD 100								12 30 UST 12 30 10 UCP 20 20 30 10																				BUILDING MARKET VALUE										31,733									
Interior Floo	08	SHT VINYL 100																												TOTAL MARKET OB/XF VALUE										16,200									
Air Condition	01	NONE 100																												TOTAL LAND VALUE - MARKET										231,000									
Heating Type	02	CONVECTION 100																												TOTAL MARKET VALUE										64,938									
Bedrooms		2 100																												SOH/AGL Deduction										0									
Bathrooms		1 100																												ASSESSED VALUE										64,938									
Frame	01	NONE 100																												TOTAL EXEMPTION VALUE										0									
Stories	1.	1. 100																												BASE TAXABLE VALUE										64,938									
Architectual Units	05	CONV 100																												TOTAL JUST VALUE										278,933									
Condition Adj	01	01 100																												NCON VALUE										0									
Kitchen Adjus	01	01 100								INCOME VALUE																																							
Quality		01	01																		PREVIOUS YEAR MKT VALUE										278,933																		
DOR CODE		5000IMPROVED AG																																															
MAP NUM												MKT AREA		01																																			
NEIGHBORHOOD/LOC		19316.00										1.00/																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
BAS	600	100		600	23,740																																												
UCP	200	20		40	1,583																																												
UST	360	45		162	6,410																																												
TOTALS		1,160			802	31,733											BLD DATE				LGL DATE		05/16/2023		MLU																								
EXTRA FEATURES		115 NW FANTASY GLN, LAKE CITY										XF DATE				LAND DATE																																	
												INC DATE				AG DATE																																	
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	0040	BARN,POLE	0 0	0 0	1.00	UT	0.00	0.00	100	0	0	3	100	100																																			
2	0294	SHED WOOD/	0 0	30 52	1.00	UT	7,000.00	7,000.00	50	1993	1993	3	50	3,500																																			
3	0285	SALVAGE	0 0	0 0	1.00	UT	0.00	0.00	100	1960	1960	3	100	500																																			
4	0296	SHED METAL	0 0	0 0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600																																			
5	0285	SALVAGE	0 0	0 0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500																																			
6	9947	Septic	0 0	0 0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																																			
7	9947	Septic	0 0	0 0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																																			
8	9947	Septic	0 0	0 0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																																			
LAND DESCRIPTION		TOTAL OB/XF										16,200																																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DP TH 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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500																																
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	25.00	AC		1.00	1.00	1.00	281.00	281.00	7,025																																
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	16.00	AC		1.00	1.00	1.00	280.00	280.00	4,480																																
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	41.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	225,500																																
REVIEW DATE		02/06/2023		BY	KS	Total Acres:	42.00		Total Land Value:	17,005		Market:	225,500		Agricultural:	11,505		Common:	5,500		PRINTED 11/19/2025 BY SYS																												