

LOT 4 PINE NEEDLES ESTATES S/D.
513-405, 645-462, 736-987, 887-1

BEDENBAUGH KEVIN/BEDENBAUGH COLBY
5928 SW COUNTY ROAD 751
JASPER, FL 32052

2026

20-3S-17-05247-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 50
Exterior Wall	05	AVERAGE 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Stories	1.	1. 100
Architectural Units	01	CONV 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200MOBILE HOME	
MAP NUM		MKT AREA 07

NEIGHBORHOOD/LOC		20317.020		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100		624	11,998
BAS	728	100		728	13,998

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	0	11	10	1.00	UT	0.00
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		00	0.00	0.00	10,000.00

REVIEW DATE 08/28/2015 BY DF

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,352	80.1090	48.07	64,991	1967	1967	0	0	0	60.00	40.00	
1 MOBILE HME 0% - 2025 Heated Area: 1352 HX Base Yr													
12 52 12 14 52 14 52													
BAS													
BAS													

129 NE WINDALL LN, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	0.00	0.00	100	0	0	3	100	150				
1.00	UT	0.00	0.00	100	2011	2011	3	100	200				
1.00	UT	7,000.00	7,000.00	100			3	100	7,000				

TOTAL OB/XF										7,350							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0200	C	MBL HM	0		00	0.00	0.00	10,000.00	SF		1.00	1.00	1.00	0.50	0.50	5,000

Total Acres: 0.23 Total Land Value: 5,000 Market: 0 Agricultural: 0 Common: 5,000

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												
VALUATION BY							STANDARD					
Tax Group: 2							Tax Dist:					
BUILDING MARKET VALUE							25,996					
TOTAL MARKET OB/XF VALUE							7,350					
TOTAL LAND VALUE - MARKET							5,000					
TOTAL MARKET VALUE							38,346					
SOH/AGL Deduction							0					
ASSESSED VALUE							38,346					
TOTAL EXEMPTION VALUE							0					
BASE TAXABLE VALUE							38,346					
TOTAL JUST VALUE							38,346					
NCON VALUE							0					
INCOME VALUE												
PREVIOUS YEAR MKT VALUE							38,346					
XFOB:1:1: NASH MH												