COMM NW COR SEC, RUN E 1075.97 F
E 209.93 FT TO R/W CR-133, S ALO
FOR POB, S 262.28 FT W 996.52 FT

BEDENBAUGH KALEB/BEDENBAUGH COURTNEY
4078 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2025

22-4S-17-08694-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

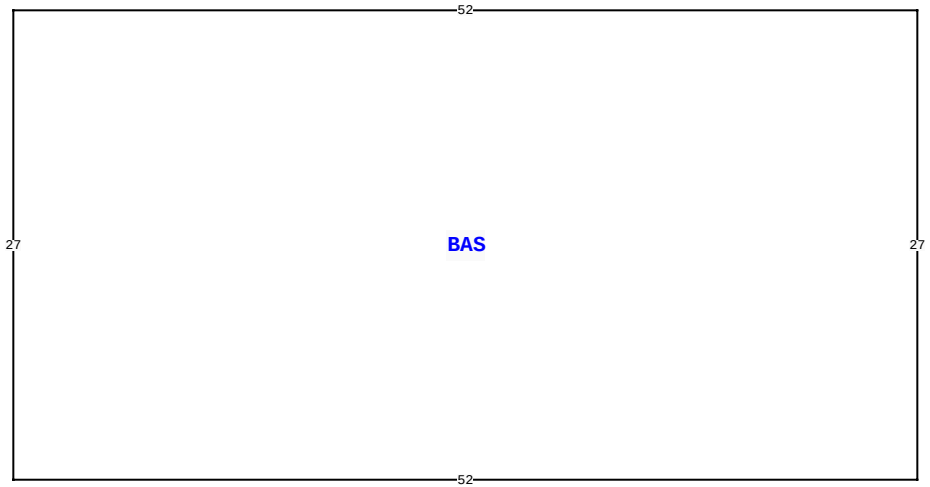
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	29,720
TOTALS	1,404			1,404	29,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	106.1100	60.48	84,914	1986	1986	0	0	0	65.00	35.00

1 MOBILE HME – 100% - 2021 Heated Area: 1404 HX Base Yr 2021



4078 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		29,720
TOTAL MARKET OB/XF VALUE		36,228
TOTAL LAND VALUE - MARKET		39,900
TOTAL MARKET VALUE		105,848
SOH/AGL Deduction		34,718
ASSESSED VALUE		71,130
TOTAL EXEMPTION VALUE	HX HB	46,130
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		105,848
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051368	Roof Replacement	12,900	11/04/2024
26788	M H	325	02/21/2008
26789	M H	375	02/21/2008
22683	M H	250	01/10/2005
22684	M H	250	01/10/2005
22090	M H	304	07/16/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1340/1622	7/13/2017	QC	U	I	30	100
GRANTOR: KALEB BEDENBAUGH						
GRANTEE: KALEB & COURTNEY BE						
1335/0944	4/12/2017	WD	U	I	37	88,000
GRANTOR: LOUISE TARDIF						
GRANTEE: KALEB BEDENBAUGH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

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	0030	BARN,MT	0	100	50	60	3,000.00	UT	10.00	10.00	100	2004	2004	3	100	30,000	
2	0070	CARPORT UF	0	100	24	24	576.00	UT	3.00	3.00	100	2005	2005	3	100	1,728	
3	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 36,228

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	100		A-1	0.00	0.00	3.99	AC		1.00	1.00	1.00	10,000.00	10,000.00	39,900							

REVIEW DATE 11/19/2024 BY JS Total Acres: 3.99 Total Land Value: 39,900 Market: 0 Agricultural: 0 Common: 39,900 PRINTED 05/07/2025 BY SYS