SW1/4 OF NW1/4 EX WEST 340.72 FT
& EX 2 AC DESC IN WD 1510-2584.

BEDENBAUGH KEVIN/BEDENBAUGH MARLA BELINDA
4210 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2026

22-4S-17-08700-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

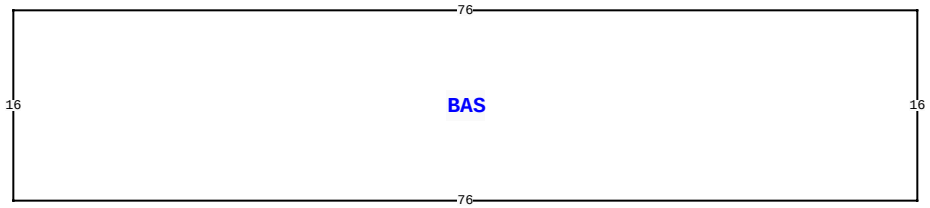
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	5000	IMPROVED AG
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	1,216	100		1,216	74,123
TOTALS	1,216			1,216	74,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	117.9000	110.83	134,769	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 1216 HX Base Yr



4210 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	74,123
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	161,850
TOTAL MARKET VALUE	90,315
SOH/AGL Deduction	0
ASSESSED VALUE	90,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,315
TOTAL JUST VALUE	238,973
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053606	Right-of-Way Acce		07/17/2025
000050554	Electrical Servic	0	08/14/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1510/2584	3/21/2024	WD	Q	I	01	339,000

GRANTOR: JONES FRANKIE SUE
GRANTEE: BEDENBAUGH KEVIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	23.90	AC		1.00	1.00	1.00	280.00	280.00	6,692							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	23.90	AC		1.00	1.00	1.00	6,500.00	6,500.00	155,350							

REVIEW DATE 11/21/2024 BY TP Total Acres: 24.90 Total Land Value: 13,192 Market: 155,350 Agricultural: 6,692 Common: 6,500 PRINTED 11/17/2025 BY SYS