W 350 FT OF NE1/4 OF SE1/4 LYING
758-2214, QC 1215-1119, DC 1358-

BEDENBAUGH JOSHUA
319 NW BRADY CIR
LAKE CITY, FL 32055

2026

25-3S-16-02301-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	03	03

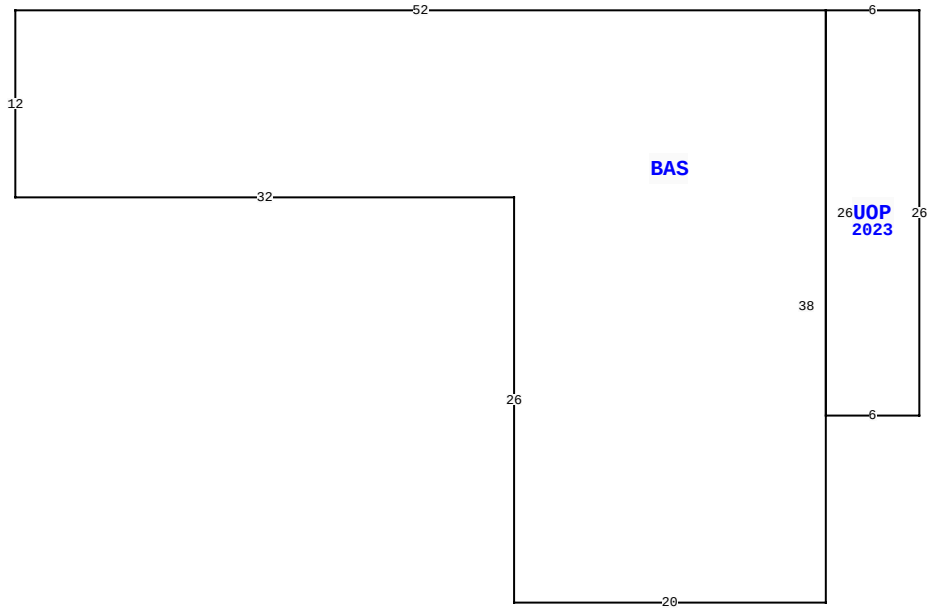
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 25316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100		1,144	93,900
UOP	156	20	2023	31	2,544
TOTALS	1,300			1,175	96,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,175	81.4320	91.20	107,160	2017	2017	0	0	0	10.00	90.00

3 SINGLE FAM 100% - 2023 Heated Area: 1144 HX Base Yr 2023



319 NW BRADY CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		96,444
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		34,000
TOTAL MARKET VALUE		137,944
SOH/AGL Deduction		11,738
ASSESSED VALUE		126,206
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,484
TOTAL JUST VALUE		137,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1358/0343	4/17/2018	WD	Q	V	01	22,000
GRANTOR: MOZETA G BUCHANAN						
GRANTEE: JOSHUA BEDENBAUGH						
1215/1119	6/07/2000	QC	Q	V	01	100
GRANTOR: JAMES E & JEAN O BUCH						
GRANTEE: W E BUCHANAN JR & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W52 S12 E32 S26 E20 N38 $
UOP=[YR=2023;ORIG=0,0] E6 S26 W6 N26 $
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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	0	0	1.00	UT	5,000.00	5,000.00	100	2023	2022		100	5,000	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
3	0081	DECKING WI	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	0100	C	SFR	100		A-1	0.00	0.00	4.00	AC		1.00	1.00	0.80	8,500.00	6,800.00	27,200							
2	0700	C	MISC RES	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.80	8,500.00	6,800.00	6,800							

REVIEW DATE 05/19/2023 BY KS Total Acres: 5.00 Total Land Value: 34,000 Market: 0 Agricultural: 0 Common: 34,000 PRINTED 11/14/2025 BY SYS