BEG SE COR OF SW1/4, RUN N
510.87 FT, W 250.91 FT, S
530.83 FT, E 251.92 FT TO POB.

NORTH DANIEL W
296 SE CALM CT
LAKE CITY, FL 32025

2026

27-4S-17-08788-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

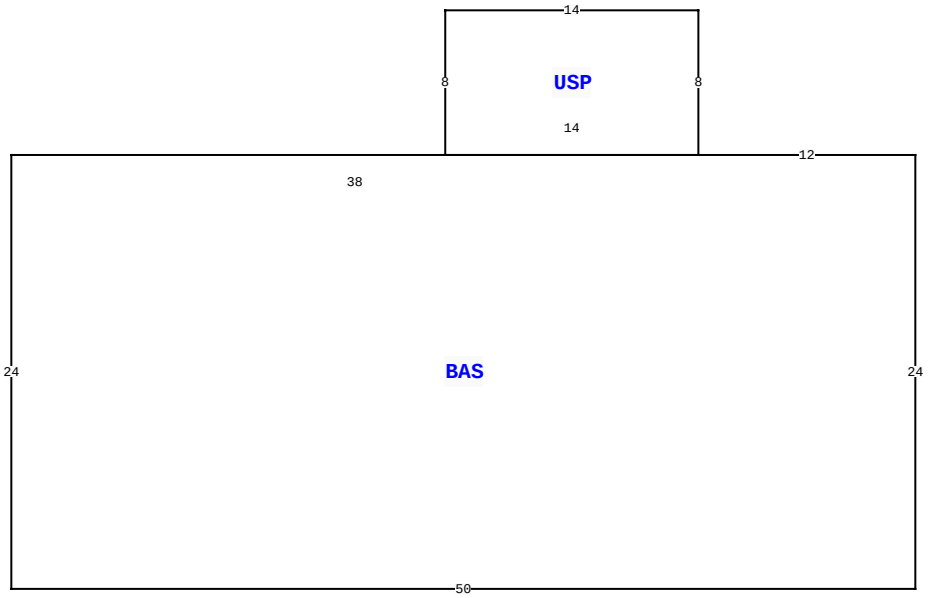
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	27417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	100,339
USP	112	35		39	3,261
TOTALS	1,312			1,239	103,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	02	1,239	114.8550	128.64	159,385	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2009 Heated Area: 1200 HX Base Yr 2009



296 SE CALM CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		103,600
TOTAL MARKET OB/XF VALUE		12,329
TOTAL LAND VALUE - MARKET		29,400
TOTAL MARKET VALUE		145,329
SOH/AGL Deduction		106,299
ASSESSED VALUE		39,030
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,030
TOTAL JUST VALUE		145,329
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,329

SALE:1:1: 3.00 AC W/ MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1114/0360	3/12/2007	WD	Q	I	06	75,000
GRANTOR: JENNIFER BEDENBAUGH						
GRANTEE: DANIEL W NORTH						
0832/2581	12/30/1996	WD	Q	I	03	0
GRANTOR: MAMIE BEDENBAUGH						
GRANTEE: JENNIFER BEDENBAUGH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 USP= N8 W14 S8 E14$W38 S24 E50 N24$.

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	0070	CARPORT UF	0	100	20	24	1.00	UT	900.00	900.00	100	1993	1993	3	100	900	
2	0031	BARN,MT AE	0	100	24	28	672.00	UT	10.80	10.80	50	1993	1993	3	50	3,629	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
5	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 12,329

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	3.00	AC		1.00	1.00	0.70	14,000.00	9,800.00	29,400							

REVIEW DATE 06/22/2017 BY DF Total Acres: 3.00 Total Land Value: 29,400 Market: 0 Agricultural: 0 Common: 29,400 PRINTED 11/18/2025 BY SYS