

SE1/4 OF SE1/4 AS LIES W OF US-4
EX A PRCL 105 FT N & S BY 420 FT
& EX 17 AC DESC IN ORB 836-638 &

BEDENBAUGH ESTA MAE
6306 S US HIGHWAY 441
LAKE CITY, FL 32025

2025

28-4S-17-08798-000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories		1. 1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	5000IMPROVED AG	

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	28417.00	1.00/
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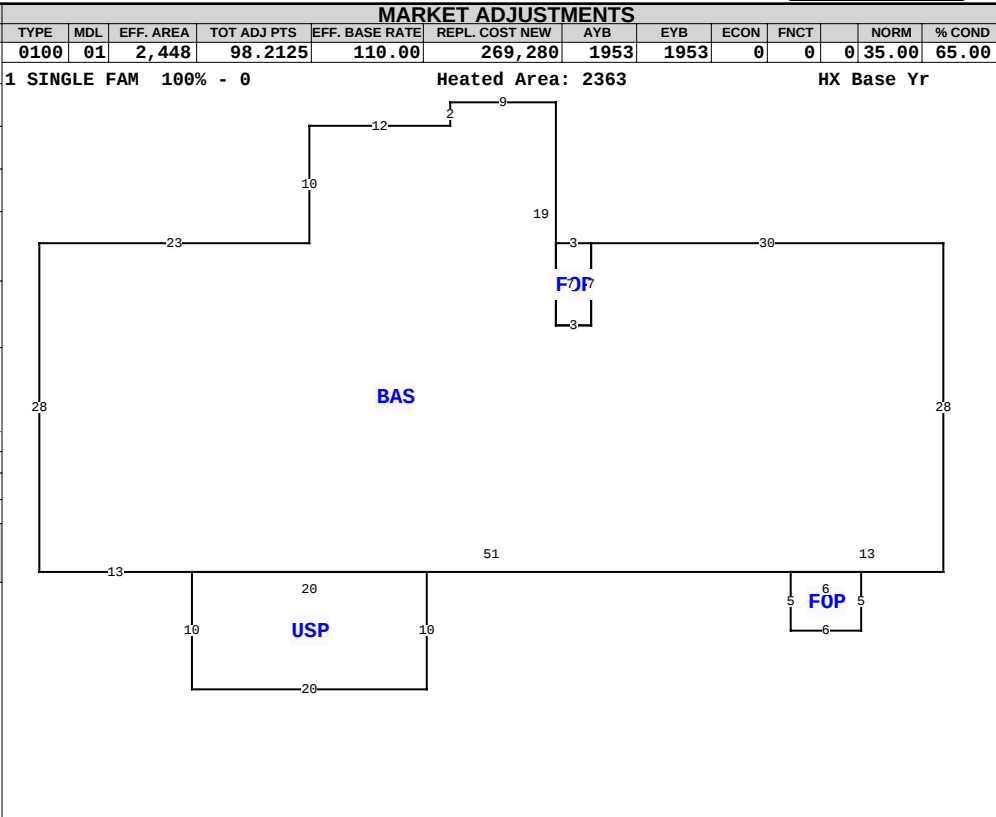
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,363	100		2,363	168,955
FOP	21	30		6	429
FOP	30	30		9	644
USP	200	35		70	5,005

TOTALS	2,614			2,448	175,032
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0070	CARPORT UF	0	100	28	35	1.00	UT	0.00
2	0294	SHED WOOD/	0	100	11	15	165.00	UT	1.65
3	0040	BARN,POLE	0	100	14	44	1.00	UT	0.00
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00
6	0031	BARN,MT AE	0	100	22	24	528.00	UT	1.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	5.16
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.16

REVIEW DATE	06/17/2024	BY	JS
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6304 S US HIGHWAY 441 , LAKE CITY	BLD DATE	LGL DATE	05/16/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	28	35	1.00	UT	0.00	0.00	100	0	0	3	100	1,090	
2	0294	SHED WOOD/	0	100	11	15	165.00	UT	1.65	1.65	100	0	0	3	100	272	
3	0040	BARN,POLE	0	100	14	44	1.00	UT	0.00	0.00	100	0	0	3	100	300	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0031	BARN,MT AE	0	100	22	24	528.00	UT	1.25	1.25	100	0	0	3	100	660	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	5.16
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.16

Total Acres: 6.16	Total Land Value: 12,296	Market: 51,600	Agricultural: 2,296	Common: 10,000
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COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					175,032				
TOTAL MARKET OB/XF VALUE					5,622				
TOTAL LAND VALUE - MARKET					61,600				
TOTAL MARKET VALUE					192,950				
SOH/AGL Deduction					116,133				
ASSESSED VALUE					76,817				
TOTAL EXEMPTION VALUE					HX HB WX 55,354				
BASE TAXABLE VALUE					21,463				
TOTAL JUST VALUE					242,254				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					231,307				

SALE:1:1: WILL BE PUTTING INTO A TRUST LATER!

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049749	Roof Replacement	15,285	05/08/2024
18536	M H	125	07/23/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1537/2041	4/10/2025	LE	U	I	14	100	
GRANTOR: BEDENBAUGH ESTA MAE							
GRANTEE: BEDENBAUGH ESTA MAE							
1201/0667	9/07/2010	QC	U	I	16	100	
GRANTOR: ROY B BEDENBAUGH & ES							
GRANTEE: ESTA MAE BEDENBAUGH							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W30 FOP= W3 S7 E3 N7\$ S7 W3 N19 W9 S2 W12 S10 W23 S28 E13 USP= S10 E20 N10 W20\$ E51 FOP= S5 E6 N5 W6\$ E13 N28\$.									