COMM SW COR OF SE1/4 OF SE1/4, E
POB, N 244.11 FT, E 291.16 FT, E
R/W OF US HWY 441, S 28 DEG E 17

BEDENBAUGH LUCAS
6488 S US HIGHWAY 441
LAKE CITY, FL 32025

2026

28-4S-17-08798-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

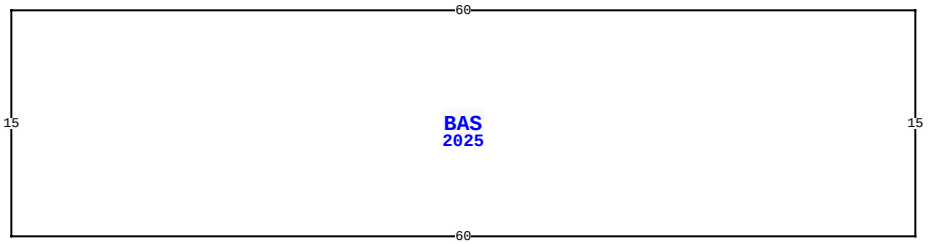
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	28417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2025	900	98,237
TOTALS	900			900	98,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	900	112.5000	111.38	100,242	2024	2024	0	0	0	2.00	98.00

1 MANUF 2 100% - 2025 Heated Area: 900 HX Base Yr 2025



6484 S US HIGHWAY 441, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		98,237
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		33,660
TOTAL MARKET VALUE		138,897
SOH/AGL Deduction		0
ASSESSED VALUE		138,897
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		88,175
TOTAL JUST VALUE		138,897
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053878	Remodel	7,085	08/20/2025
000049050	Mobile Home		01/18/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1504/2198	12/15/2023	WD	U	V	30	100

GRANTOR: BEDENBAUGH DAVID
GRANTEE: BEDENBAUGH LUCAS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=13,13] E60 S15 W60 N15 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	100					3.06	AC		1.00	1.00	1.00	11,000.00	11,000.00	33,660							

REVIEW DATE 05/16/2024 BY MLU Total Acres: 3.06 Total Land Value: 33,660 Market: 0 Agricultural: 0 Common: 33,660 PRINTED 11/20/2025 BY SYS