COMM NW COR OF NE1/4 OF SW1/4, S
41.72 FT TO E R/W OF SW WENDY TE
340 FT, N 134 FT, E 272.93 FT, S

BEDENBAUGH A NELSON/BEDENBAUGH BARBI D
637 SW HILLCREST ST
LAKE CITY, FL 32025

2026

28-4S-17-08832-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	73,340
TOTAL MARKET VALUE	73,340
SOH/AGL Deduction	17,391
ASSESSED VALUE	55,949
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,949
TOTAL JUST VALUE	73,340
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053231	Electrical Servic		05/27/2025
000049484	Electrical Servic	0	03/22/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1419/0820	5/16/2014	WD	U	V	30	100
GRANTOR: JANIE L BEDENBAUGH						
GRANTEE: A NELSON & BARBI D						
0601/0483	9/01/1986	WD	Q	V		21,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		A-1	0.00	0.00	7.72	AC		1.00	1.00	1.00	9,500.00	9,500.00	73,340							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 7.72 Total Land Value: 73,340 Market: 0 Agricultural: 0 Common: 73,340 PRINTED 11/21/2025 BY SYS