COMM NW COR OF NE1/4 OF SW1/4, R
E 42 FT, S 168 FT FOR POB, RUN E
S 162 FT, W 268.96 FT, N 162 FT

PRESCOTT TERRI BEDENBAUGH
1432 SW COUGAR GLN APT 102
LAKE CITY, FL 32025

2026

28-4S-17-08832-015

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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	05	05

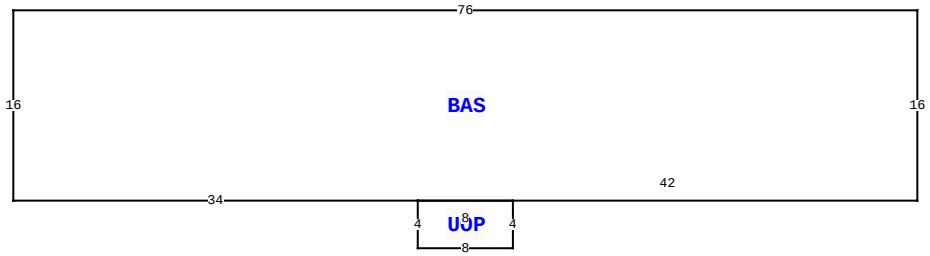
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	33,240
UOP	32	25		8	219
TOTALS	1,248			1,224	33,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,224	113.9000	68.34	83,648	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 1216 HX Base Yr



729 SW WENDY TER, 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: 2	Tax Dist:
BUILDING MARKET VALUE	33,459
TOTAL MARKET OB/XF VALUE	8,900
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	56,359
SOH/AGL Deduction	1,923
ASSESSED VALUE	54,436
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,436
TOTAL JUST VALUE	56,359
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1447/308	9/09/2021	LE	U	I	14	100
GRANTOR: PRESCOTT TERRI BEDENB						
GRANTEE: PRESCOTT TERRI BEDE						
0841/0823	6/25/1997	WD	Q	V	01	0
GRANTOR: ARTHUR & JANIE BEDENB						
GRANTEE: TERRI L ROSE (DAUGH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E34 UOP= S4 E8 N4 W8$ E42 N16$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	400	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 8,900

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 06/27/2017 BY DF Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/21/2025 BY SYS