

COMM SW COR OF SEC, N 2.50 FT TO
SW BEDENBAUG LN FOR POB, E 685.4
FT, E 226.03 FT, N 341.11 FT, W

BEDENBAUGH KEVIN L JR/BEDENBAUGH AMY E
289 SW BEDENBAUGH LN
LAKE CITY, FL 32025

2026

28-4S-17-08835-009



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	05	STEEL 100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	2,400	100	2025	2,400	202,043
FOP	240	30	2025	72	6,061
FOP	480	30	2025	144	12,123
UST	60	45	2025	27	2,273
TOTALS	3,180			2,643	222,500

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0030	BARN, MT	0	100	30	70		2,100.00	UT 20.00	100	2023
2	0040	BARN, POLE	0	100	30	48		1.00	UT 7,200.00	100	2025
3	0252	LEAN-TO W/	0	100	16	48		1.00	UT 1,536.00	100	2025
4	0252	LEAN-TO W/	0	100	16	48		1.00	UT 1,536.00	100	2025
5	0280	POOL R/CON	0	100	14	40		560.00	UT 70.00	100	2025
6	0166	CONC, PAVMT	0	100	31	60		1.00	UT 3,720.00	100	2025
7	0252	LEAN-TO W/	0	100	10	10		1.00	UT 200.00	100	2025

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	11.60	AC	1.00
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	11.60	AC	1.00
3	0100	C	SFR	100					1.00	AC	1.00

REVIEW DATE 09/10/2024 BY KS

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0187	01	2,643	106.5600	85.25	225,316	2024	2024	0	0	1.25	98.75
1 SFR/PREMTL 100% - 2025 Heated Area: 2400 HX Base Yr 2025											
289 SW BEDENBAUGH LN, LAKE CITY											

TOTAL OB/XF											
84,608											
04/08/2025 MLU											

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84,608											
04/08/2025 MLU											

Market: 88,740 Agricultural: 3,248 Common: 7,650

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		222,500	
TOTAL MARKET OB/XF VALUE		84,608	
TOTAL LAND VALUE - MARKET		96,390	
TOTAL MARKET VALUE		318,006	
SOH/AGL Deduction		74,883	
ASSESSED VALUE		243,123	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		192,401	
TOTAL JUST VALUE		403,498	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		406,314	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054123	Right-of-Way Acce		09/22/2025
40220	STORAGE	0	07/27/2020
37570	PUMP/UTPOL	50	12/26/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1342/0598	8/08/2017	WD	Q	V	01
GRANTOR: BRUCE C FULWOOD & WAN					
GRANTEE: KEVIN L JR & AMY E					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2025;ORIG=13,13] E80 S30 W80 N30 \$											
FOP=[YR=2025;ORIG=13,1] E40 S12 W40 N12 \$											
UST=[YR=2025;ORIG=53,1] E5 S12 W5 N12 \$											
FOP=[YR=2025;ORIG=1,15] E12 S20 W12 N20 \$											

OTHER ADJUSTMENTS AND NOTES											

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