COMM SW COR OF SEC, RUN N 767.47
W 38.34 FT, N 560.22 FT, E 292.0
FT, W 255.31 FT TO POB. A PORTIO

SARGENT WILLIAM M/SARGENT DOROTHY P
1279 SW BEDENBAUGH LN
LAKE CITY, FL 32025

2026

29-4S-17-08859-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

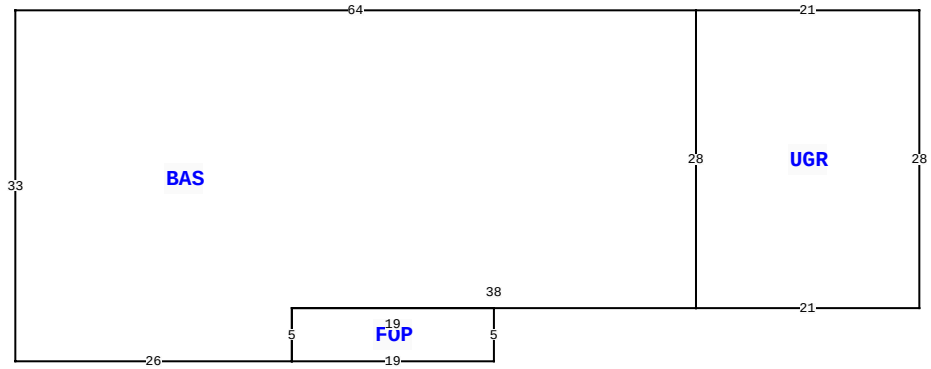
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	29417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,922	100		1,922	159,886
FOP	95	30		28	2,329
UGR	588	45		265	22,045
TOTALS	2,605			2,215	184,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,215	114.2660	127.98	283,476	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1922 HX Base Yr



1279 SW BEDENBAUGH LN, 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		184,259
TOTAL MARKET OB/XF VALUE		2,646
TOTAL LAND VALUE - MARKET		37,600
TOTAL MARKET VALUE		224,505
SOH/AGL Deduction		91,278
ASSESSED VALUE		133,227
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		82,505
TOTAL JUST VALUE		224,505
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,505

SALE:1:1: 3.76 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/2750	8/27/2025	LE	U	I	14	100
GRANTOR: SARGENT WILLIAM M						
GRANTEE: SARGENT WILLIAM M (						
0748/0644	7/15/1991	WD	Q	I		77,900
GRANTOR: JIMMY JOHNSON						
GRANTEE: WILLIAM SARGENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S33 E26 FOP= E19 N5W19 S5$ N5 E38 UGR= E21 N28 W21 S28$ N28$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0210	GARAGE U	0	100	11	20	220.00	UT	4.30	4.30	100	0	0	3	100	946	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,646

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	0100	C	SFR	100		A-1	0.00	0.00	3.76	AC		1.00	1.00	1.00	10,000.00	10,000.00	37,600							

REVIEW DATE 06/27/2017 BY BC Total Acres: 3.76 Total Land Value: 37,600 Market: 0 Agricultural: 0 Common: 37,600 PRINTED 11/17/2025 BY SYS