

GERKE GARY NEAL
P O BOX 384
LAKE CITY, FL 32056-0384

2026

30-4S-17-08913-008



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
ELEMENT	CD	19	00	03	12	05	13	00	03	04	02	03	01	05	5000	MAP NUM	NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	TOTALS	3,204	2,851	344,833	1483 SW BEDENBAUGH LN, LAKE CITY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Exterior Wall	19	COMMON BRK	100	03	GABLE/HIP	100	12	MODULAR MT	100	05	DRYWALL	100	13	LAM/VNLPLK	100	00	N/A	0	03	CENTRAL	100	04	AIR DUCTED	100	02	WOOD FRAME	100	03	03	100	01	01	100	05	05	5000	IMPROVED AG	MAP NUM	MKT AREA	01	30417.00	1.00/	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	2,700	100	2024	2,700	326,569	FOP	168	30	2024	50	6,048	FOP	336	30	2024	101	12,216																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Exterior Wall	00	N/A	0	1	SINGLE FAM	100%	-	2024	Heated Area: 2700										HX Base Yr 2024																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Roof Structur	03	GABLE/HIP	100	12	MODULAR MT	100	05	DRYWALL	100	13	LAM/VNLPLK	100	00	N/A	0	03	CENTRAL	100	04	AIR DUCTED	100	02	WOOD FRAME	100	03	03	100	01	01	100	05	05	5000	IMPROVED AG	MAP NUM	MKT AREA	01	30417.00	1.00/	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	2,700	100	2024	2,700	326,569	FOP	168	30	2024	50	6,048	FOP	336	30	2024	101	12,216																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
Roof Cover	12	MODULAR MT	100	05	DRYWALL	100	13	LAM/VNLPLK	100	00	N/A	0	03	CENTRAL	100	04	AIR DUCTED	100	02	WOOD FRAME	100	03	03	100	01	01	100	05	05	5000	IMPROVED AG	MAP NUM	MKT AREA	01	30417.00	1.00/	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	2,700	100	2024	2,700	326,569	FOP	168	30	2024	50	6,048	FOP	336	30	2024	101	12,216																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Interior Wall	05	DRYWALL	100	13	LAM/VNLPLK	100	00	N/A	0	03	CENTRAL	100	04	AIR DUCTED	100	02	WOOD FRAME	100	03	03	100	01	01	100	05	05	5000	IMPROVED AG	MAP NUM	MKT AREA	01	30417.00	1.00/	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	2,700	100	2024	2,700	326,569	FOP	168	30	2024	50	6,048	FOP	336	30	2024	101	12,216																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
Interior Floo	13	LAM/VNLPLK	100	00	N/A	0	03	CENTRAL	100	04	AIR DUCTED	100	02	WOOD FRAME	100	03	03	100	01	01	100	05	05	5000	IMPROVED AG	MAP NUM	MKT AREA	01	30417.00	1.00/	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	2,700	100	2024	2,700	326,569	FOP	168	30	2024	50	6,048	FOP	336	30	2024	101	12,216																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
Interior Floo	00	N/A	0	03	CENTRAL	100	04	AIR DUCTED	100	02	WOOD FRAME	100	03	03	100	01	01	100	05	05	5000	IMPROVED AG	MAP NUM	MKT AREA	01	30417.00	1.00/	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	2,700	100	2024	2,700	326,569	FOP	168	30	2024	50	6,048	FOP	336	30	2024	101	12,216																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Air Condition	03	CENTRAL	100	04	AIR DUCTED	100	02	WOOD FRAME	100	03	03	100	01	01	100	05	05	5000	IMPROVED AG	MAP NUM	MKT AREA	01	30417.00	1.00/	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	2,700	100	2024	2,700	326,569	FOP	168	30	2024	50	6,048	FOP	336	30	2024	101	12,216																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Heating Type	04	AIR DUCTED	100	02	WOOD FRAME	100	03	03	100	01	01	100	05	05	5000	IMPROVED AG	MAP NUM	MKT AREA	01	30417.00	1.00/	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	2,700	100	2024	2,700	326,569	FOP	168	30	2024	50	6,048	FOP	336	30	2024	101	12,216																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
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