THE E1/2 OF THE E1/2 OF THE FOLL
COR OF SEC, RUN N 219.49 FT, W 5
CONT S 194.7 FT, W 449.4 FT, N 1

HOUK DEDIRE
1377 SW BEDENBAUGH LN
LAKE CITY, FL 32025

2026

30-4S-17-08914-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

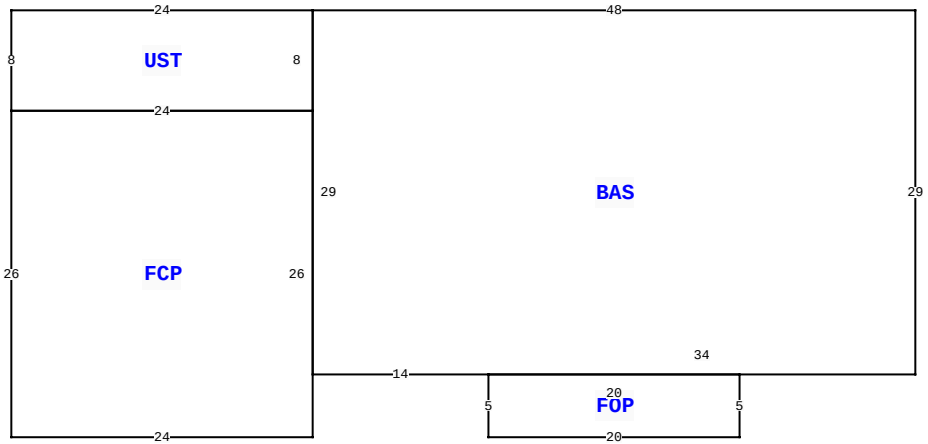
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 01
NEIGHBORHOOD/LOC	30417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100		1,392	132,145
FCP	624	25		156	14,809
FOP	100	30		30	2,848
UST	192	45		86	8,164
TOTALS	2,308			1,664	157,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,664	111.5240	124.91	207,850	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2019 Heated Area: 1392 HX Base Yr 2019



1377 SW BEDENBAUGH LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		157,966
TOTAL MARKET OB/XF VALUE		2,468
TOTAL LAND VALUE - MARKET		11,250
TOTAL MARKET VALUE		171,684
SOH/AGL Deduction		48,109
ASSESSED VALUE		123,575
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		72,853
TOTAL JUST VALUE		171,684
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045289	Roof Replacement	18,100	08/26/2022
18427	SFR	269	06/20/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1361/2136	5/31/2018	QC	U	I	11	100

GRANTOR: TOMMY D HOUK JR
GRANTEE: DEDIRE HOUK

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 UST= W24 S8 FCP= S26 E24 N26 W24$ E24 N8$ S29 E14
FOP= S5E20 N5 W20$ E34 N29$.

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	2001	2001	3	100	1,200	
2	0166	CONC,PAVMT	0	100	16	24	384.00	UT	2.00	2.00	100	2012	2012	3	100	768	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,468

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	0.50	AC		1.00	1.00	1.50	15,000.00	22,500.00	11,250							

REVIEW DATE 07/05/2017 BY DF Total Acres: 0.50 Total Land Value: 11,250 Market: 0 Agricultural: 0 Common: 11,250 PRINTED 11/07/2025 BY SYS