THE W1/2 OF E1/2 OF THE FOLLOWIN
449.4 FT E & W BY 194.7 FT N & S
SE1/4 OF SE1/4. ALSO DESC AS: CO

NICHOLS RITA
1381 SW BEDENBAUGH LN
LAKE CITY, FL 32025

2026

30-4S-17-08914-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

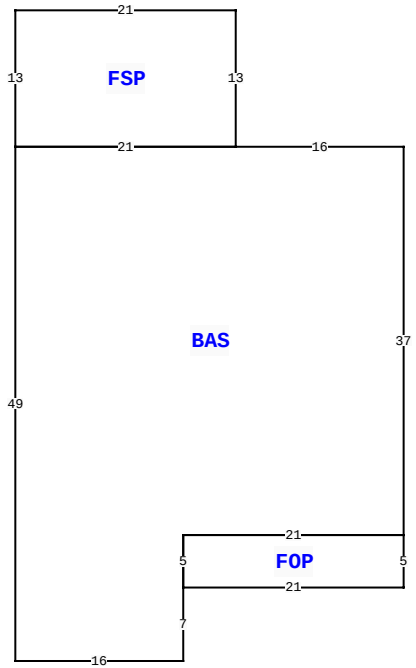
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,561	100		1,561	186,601
FOP	105	30		32	3,826
FSP	273	40		109	13,030
TOTALS	1,939			1,702	203,457

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,702	131.7690	147.58	251,181	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 1561 HX Base Yr 2007



1381 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		203,457
TOTAL MARKET OB/XF VALUE		2,436
TOTAL LAND VALUE - MARKET		11,250
TOTAL MARKET VALUE		217,143
SOH/AGL Deduction		69,196
ASSESSED VALUE		147,947
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		92,225
TOTAL JUST VALUE		217,143
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24466	SFR	479	05/05/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1541/2506	4/21/2025	LE	U	I	14	100
GRANTOR: NICHOLS RITA J						
GRANTEE: NICHOLS RITA J (ENH						
1539/1500	4/21/2025	QC	U	I	11	100
GRANTOR: HOUK TOMMY D						
GRANTEE: NICHOLS RITA H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N13 W21 S13 E21$ W21 S49 E16 N7 FOP= E21 N5 W21 S5$ N5 E21 N37$.

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	0166	CONC,PAVMT	0	100	24	32	768.00	UT	2.00	2.00	100	2012	2012	3	100	1,536	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,436

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