LOT 16 BLK 1 IDLEAWILE REPLAT.
306-171, 799-2228, LE 1414-1353,

BEDENBAUGH JENNIFER S/SMITHY BRADFORD WAYNE
6488 S US HIGHWAY 441
LAKE CITY, FL 32025

**2026**

**31-3S-17-06084-000**

# COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

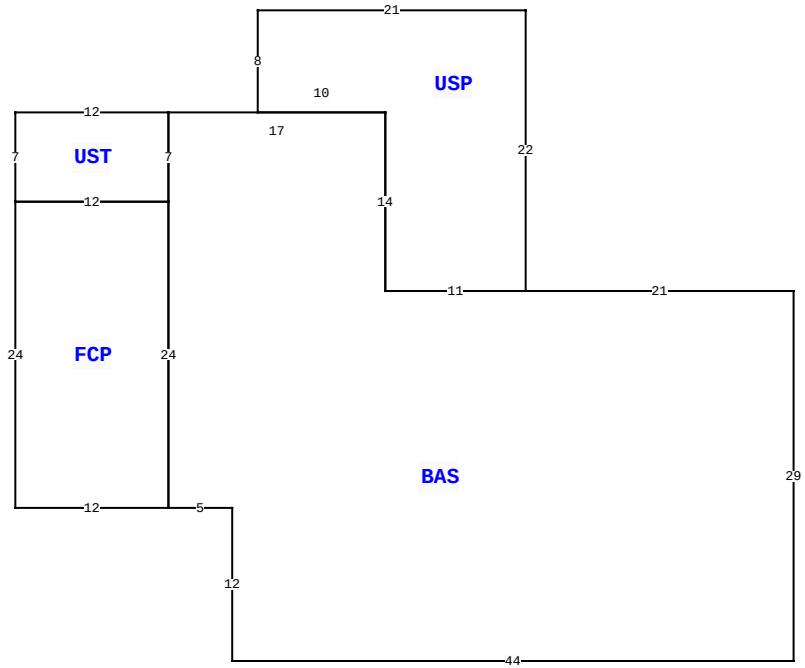
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| 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 06 |
| NEIGHBORHOOD/LOC | 31317.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,599 | 100 | | 1,599 | 130,958 |
| FCP | 288 | 25 | | 72 | 5,897 |
| USP | 322 | 35 | | 113 | 9,255 |
| UST | 84 | 45 | | 38 | 3,112 |
| TOTALS | 2,293 | | | 1,822 | 149,222 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,822 | 112.5000 | 126.00 | 229,572 | 1960 | 1960 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 1995 Heated Area: 1599 HX Base Yr 1995




305 NW GWEN LAKE AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/27/2022 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 149,222 |
| TOTAL MARKET OB/XF VALUE | | 3,800 |
| TOTAL LAND VALUE - MARKET | | 15,500 |
| TOTAL MARKET VALUE | | 168,522 |
| SOH/AGL Deduction | | 86,685 |
| ASSESSED VALUE | | 81,837 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 31,115 |
| TOTAL JUST VALUE | | 168,522 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 168,522 |

SALE:1:1: LOT 16 BLK 1 IDLEAWILE REPLAT

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1414/1353 | 6/29/2020 | LE | U | I | 14 | 0 |
| GRANTOR: JOEL WAYNE SMITHY (EN | | | | | | |
| GRANTEE: JENNIFER S BEDENBAU | | | | | | |
| 0799/2228 | 12/30/1994 | WD | Q | I | | 65,000 |
| GRANTOR: GILBERT & MILDRED MIL | | | | | | |
| GRANTEE: JOEL WAYNE SMITHY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W21 USP= N22 W21 S8 E10S14 E11$ W11 N14 W17 UST= W12 S7 E12 N7$ S7 FCP= W12 S24 E12 N24$ S24 E5 S12 E44 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 600 | |
| 2 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 8 | 12 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 200 | |
| 4 | 0070 | CARPORT UF | 0 | 100 | 24 | 30 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 1,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,800

| 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 | | *RSF-2 | 0.00 | 0.00 | 16,315.68 | SF | | 1.00 | 1.00 | 1.00 | 0.95 | 0.95 | 15,500 | | | | | | | |

REVIEW DATE 08/17/2016 BY DF Total Acres: 0.37 Total Land Value: 15,500 Market: 0 Agricultural: 0 Common: 15,500 PRINTED 11/18/2025 BY SYS