COMM NE COR, RUN W 405 FT FOR PO
W 308 FT, N 228.50 FT, E 240 FT,
68 FT TO POB.

HOUK DEIDRE A
1377 SW BEDENBAUGH LN
LAKE CITY, FL 32025

2026

31-4S-17-08919-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

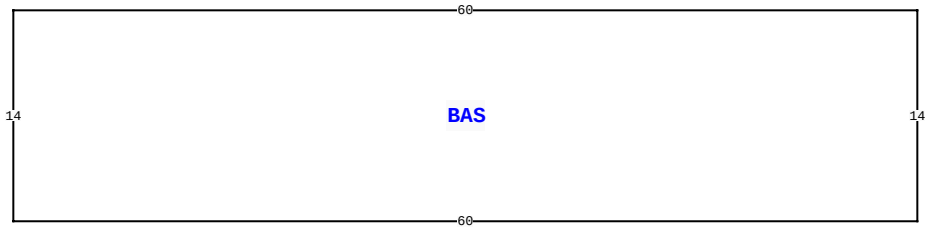
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	31417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	21,732
TOTALS	840			840	21,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	107.8000	64.68	54,331	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 840 HX Base Yr



1426 SW BEDENBAUGH LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	21,732
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	25,650
TOTAL MARKET VALUE	54,982
SOH/AGL Deduction	1,206
ASSESSED VALUE	53,776
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,776
TOTAL JUST VALUE	54,982
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,982

SALE:2:1: $.70 STAMPS
SALE:1:1: SALE NEEDS TO BE CHECKED
XFOB:1:1: TOWNCRAFT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27475	M H	325	11/07/2008
027203	TR/TRAILER	189	07/24/2008
16576	M H	125	02/07/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1355/0665	3/12/2018	QC	U	I	11	100
GRANTOR: TOMMY D HOUK JR AKA T						
GRANTEE: DEIDRE A HOUK AKA D						
1140/0263	1/03/2008	WD	Q	I		45,000
GRANTOR: HORNYAK						
GRANTEE: TOMMY & DEIDRE HOUK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S14 E60 N14$.

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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.90	AC		1.00	1.00	0.90	15,000.00	13,500.00	25,650							

REVIEW DATE 06/30/2017 BY BC Total Acres: 1.90 Total Land Value: 25,650 Market: 0 Agricultural: 0 Common: 25,650 PRINTED 11/20/2025 BY SYS