LOT 12 INDIAN RIDGE S/D PHS 1.

1178-2395, QC 1355-915, WD 1492-

BEDENBAUGH JARED SWAYNE
335 NW TOMOKA CT
LAKE CITY, FL 32055

2026

32-2S-16-01809-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
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
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

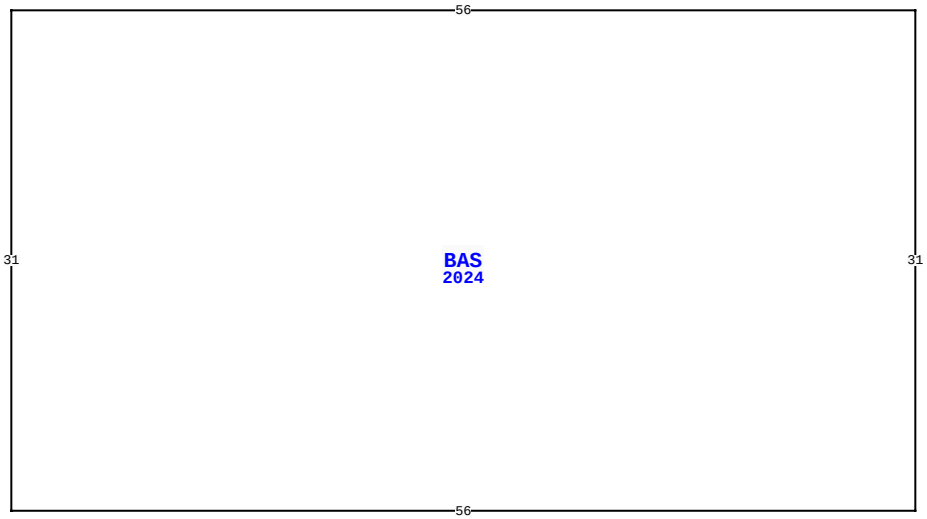
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	32216.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100	2024	1,736	199,460
TOTALS	1,736			1,736	199,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,736	115.0000	118.45	205,629	2023	2023	0	0	0	3.00	97.00

1 MANUF 3 0% - 2024 Heated Area: 1736 HX Base Yr



335 NW TOMOKA CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	199,460
TOTAL MARKET OB/XF VALUE	7,400
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	251,860
SOH/AGL Deduction	0
ASSESSED VALUE	251,860
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	251,860
TOTAL JUST VALUE	251,860
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	253,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047613	Mobile Home		07/06/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1492/1796	5/31/2023	WD	Q	V	03	46,000
GRANTOR: WESTRIDGE INC						
GRANTEE: BEDENBAUGH JARED SW						
1355/0915	3/05/2018	QC	U	V	12	60,400
GRANTOR: BENJAMIN SKAPUR						
GRANTEE: WESTRIDGE INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,13] E56 S31 W56 N31 $
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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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	400.00	400.00	100	2024	2023		100	400	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 10/05/2023 BY RP Total Acres: 5.30 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2025 BY SYS