

BEG NE COR OF NE1/4 OF NE1/4, RU  
720 FT, N N 1425 FT, E 720 FT TO  
& COMM NE COR, RUN W 720 FT, S

BEDENBAUGH JANIE LOUISE  
396 SE BEDENBAUGH LN  
LAKE CITY, FL 32025

2026

32-4S-17-08933-000



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 02  | WALL BOARD 100 |
| Roof Structur            | 03  | GABLE/HIP 100  |
| Roof Cover               | 12  | MODULAR MT 70  |
| Roof Cover               | 01  | MINIMUM 30     |
| Interior Wall            | 02  | WALL BD/WD 70  |
| Interior Wall            | 04  | PLYWOOD 30     |
| Interior Floo            | 09  | PINE WOOD 100  |
| Air Condition            | 02  | WINDOW 100     |
| Heating Type             | 02  | CONVECTION 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  | 01   | 01          |
| DOR CODE | 5000 | IMPROVED AG |

|                  |          |          |    |
|------------------|----------|----------|----|
| MAP NUM          |          | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 32417.00 | 1.00/    |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,630            | 100         |      | 1,630        | 56,217               |
| FOP       | 42               | 30          |      | 13           | 449                  |
| FOP       | 192              | 30          |      | 58           | 2,000                |
| UDG       | 1,881            | 55          |      | 1,035        | 35,696               |
| UST       | 54               | 45          |      | 24           | 827                  |

|        |       |  |  |       |        |
|--------|-------|--|--|-------|--------|
| TOTALS | 3,799 |  |  | 2,760 | 95,190 |
|--------|-------|--|--|-------|--------|

| EXTRA FEATURES |            |             |     |     |    |    |          |    |           |
|----------------|------------|-------------|-----|-----|----|----|----------|----|-----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R     |
| 1              | 0040       | BARN, POLE  | 0   | 0   | 16 | 16 | 256.00   | UT | 2.50      |
| 2              | 0060       | CARPORT F   | 0   | 0   | 12 | 20 | 240.00   | UT | 5.00      |
| 3              | 0294       | SHED WOOD/  | 0   | 0   | 16 | 16 | 256.00   | UT | 5.00      |
| 4              | 0252       | LEAN-TO W/  | 0   | 0   | 28 | 57 | 1,596.00 | UT | 1.50      |
| 5              | 9945       | Well/Sept   | 0   | 0   | 0  | 0  | 1.00     | UT | 7,000.00  |
| 6              | 9947       | Septic      | 0   | 0   | 0  | 0  | 3.00     | UT | 3,000.00  |
| 7              | 0030       | BARN, MT    | 0   | 0   | 0  | 0  | 1.00     | UT | 20,000.00 |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0100     | C   | SFR                  | 0   |     | A-1      | 0.00  | 0.00  | 1.00        |
| 2                | 5600     | A   | TIMBER 3             | 0   |     | A-1      | 0.00  | 0.00  | 8.41        |
| 3                | 9910     | M   | MKT.VAL.AG           | 0   |     | A-1      | 0.00  | 0.00  | 8.41        |
| 4                | 0102     | C   | SFR/MH               | 0   |     | A-1      | 0.00  | 0.00  | 1.00        |

REVIEW DATE 09/13/2024 BY tommy

| MARKET ADJUSTMENTS                                  |     |           |             |                |                |      |      |      |      |   |       |        |
|-----------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|
| TYPE                                                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |
| 0100                                                | 01  | 2,760     | 47.3760     | 53.06          | 146,446        | 1935 | 1935 | 0    | 0    | 0 | 35.00 | 65.00  |
| 1 SINGLE FAM 0% - 2021 Heated Area: 1630 HX Base Yr |     |           |             |                |                |      |      |      |      |   |       |        |
|                                                     |     |           |             |                |                |      |      |      |      |   |       |        |
|                                                     |     |           |             |                |                |      |      |      |      |   |       |        |

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

| L N | 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   | 0040       | BARN, POLE  | 0   | 0   | 16 | 16 | 256.00   | UT | 2.50      | 2.50           | 60        | 1994    | 1994        | 3   | 60     | 384             |       |
| 2   | 0060       | CARPORT F   | 0   | 0   | 12 | 20 | 240.00   | UT | 5.00      | 5.00           | 60        | 1994    | 1994        | 3   | 60     | 720             |       |
| 3   | 0294       | SHED WOOD/  | 0   | 0   | 16 | 16 | 256.00   | UT | 5.00      | 5.00           | 60        | 1994    | 1994        | 3   | 60     | 768             |       |
| 4   | 0252       | LEAN-TO W/  | 0   | 0   | 28 | 57 | 1,596.00 | UT | 1.50      | 1.50           | 75        | 2017    | 2017        | 3   | 75     | 1,796           |       |
| 5   | 9945       | Well/Sept   | 0   | 0   | 0  | 0  | 1.00     | UT | 7,000.00  | 7,000.00       | 100       |         |             | 3   | 100    | 7,000           |       |
| 6   | 9947       | Septic      | 0   | 0   | 0  | 0  | 3.00     | UT | 3,000.00  | 3,000.00       | 100       |         |             | 3   | 100    | 9,000           |       |
| 7   | 0030       | BARN, MT    | 0   | 0   | 0  | 0  | 1.00     | UT | 20,000.00 | 20,000.00      | 100       | 2023    | 2022        | 100 | 100    | 20,000          |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0100     | C   | SFR                  | 0   |     | A-1      | 0.00  | 0.00  | 1.00        |
| 2                | 5600     | A   | TIMBER 3             | 0   |     | A-1      | 0.00  | 0.00  | 8.41        |
| 3                | 9910     | M   | MKT.VAL.AG           | 0   |     | A-1      | 0.00  | 0.00  | 8.41        |
| 4                | 0102     | C   | SFR/MH               | 0   |     | A-1      | 0.00  | 0.00  | 1.00        |

Total Acres: 10.41 Total Land Value: 16,363 Market: 58,870 Agricultural: 2,363 Common: 14,000

| COLUMBIA COUNTY PROPERTY  |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 3              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 95,190    |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 39,668    |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 72,870    |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 151,221   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 0         |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 151,221   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 0         |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 151,221   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 207,728   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 207,728   |  |  |  |  |

| AND<br>LUE     | OTHER ADJUSTMENTS<br>AND NOTES | YEAR | DENSITY                   | DECL | FRZ | YR | CONSRV |
|----------------|--------------------------------|------|---------------------------|------|-----|----|--------|
| 7,000          |                                |      |                           |      |     |    |        |
| 2,363          |                                |      |                           |      |     |    |        |
| 58,870         |                                |      |                           |      |     |    |        |
| 7,000          |                                |      |                           |      |     |    |        |
|                |                                |      |                           |      |     |    |        |
|                |                                |      |                           |      |     |    |        |
| Common: 14,000 |                                |      | PRINTED 11/21/2025 BY SYS |      |     |    |        |

PRINTED 11/21/2025 BY SYS