COMM NE COR OF SEC, S 1165 FT FO
260 FT, W 335 FT, N 260 FT, E 33

BEDENBAUGH COLBY L
362 SW BEDENBAUGH LN
LAKE CITY, FL 32025

2026

32-4S-17-08933-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

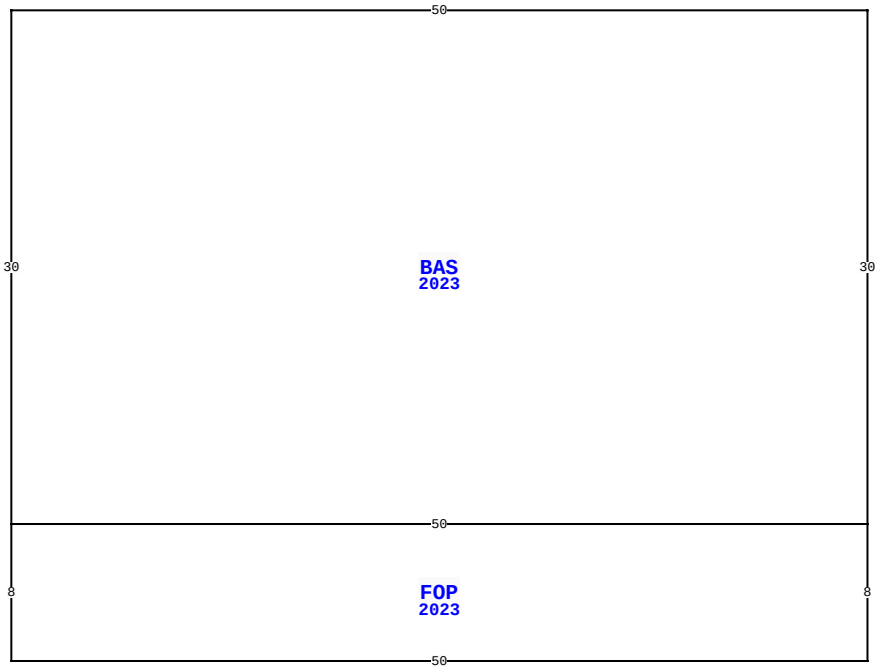
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 02
NEIGHBORHOOD/LOC	32417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2023	1,500	125,866
FOP	400	30	2023	120	10,070
TOTALS	1,900			1,620	135,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0186	01	1,620	117.8100	87.18	141,232	2022	2022	0	0	0	3.75	96.25

1 SFR/BARNDO 100% - 2023 Heated Area: 1500 HX Base Yr 2023



362 SW BEDENBAUGH LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		135,936
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		9,950
TOTAL MARKET VALUE		146,486
SOH/AGL Deduction		651
ASSESSED VALUE		145,835
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,113
TOTAL JUST VALUE		146,486
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
42641			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/521	7/11/2022	WD	U	V	11	100
GRANTOR: BEDENBAUGH KEVIN L						
GRANTEE: BEDENBAUGH COLBY LA						
1441/1541	6/30/2021	WD	U	V	11	100
GRANTOR: BEDENBAUGH KEVIN L						
GRANTEE: BEDENBAUGH COLBY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=21,27] E50 S30 W50 N30 $
FOP=[YR=2023;ORIG=21,57] E50 S8 W50 N8 $
.

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	10	20	200.00	UT	3.00	3.00	100	2023	2022		100	600	

LAND DESCRIPTION

TOTAL OB/XF 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	0100	C	SFR	100					1.99	AC		1.00	1.00	1.00	5,000.00	5,000.00	9,950							

REVIEW DATE 01/31/2023 BY TW Total Acres: 1.99 Total Land Value: 9,950 Market: 0 Agricultural: 0 Common: 9,950 PRINTED 11/21/2025 BY SYS