

E1/2 OF NW1/4 OF NW1/4 EX R/D R/  
SIDE, BEING MORE PARTICULARLY DE  
BEG AT SE COR OF NW1/4 OF NW1/4,

ROLFE KEVIN/ROLFE CHERYL L  
1134 SW BEDENBAUGH LN  
LAKE CITY, FL 32025

2026

32-4S-17-08935-002



| BUILDING CHARACTERISTICS |                  |                |      |              |                      |
|--------------------------|------------------|----------------|------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION   |      |              |                      |
| Exterior Wall            | 31               | VINYL SID 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            | 08               | SHT VINYL 10   |      |              |                      |
| Air Condition            | 03               | CENTRAL 100    |      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100 |      |              |                      |
| Bedrooms                 |                  | 4 100          |      |              |                      |
| Bathrooms                |                  | 2 100          |      |              |                      |
| Stories                  | 1.               | 1. 100         |      |              |                      |
| Architectual             | 01               | CONV 100       |      |              |                      |
| Units                    |                  | 0 100          |      |              |                      |
| Condition Adj            | 03               | 03 100         |      |              |                      |
| Kitchen Adjus            | 01               | 01 100         |      |              |                      |
|                          |                  |                |      |              |                      |
| Quality                  | 05               | 05             |      |              |                      |
| DOR CODE                 | 5000IMPROVED 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                      | 2,040            | 100            |      | 2,040        | 141,975              |
|                          |                  |                |      |              |                      |
| TOTALS                   | 2,040            |                |      | 2,040        | 141,975              |

| MARKET ADJUSTMENTS                                                                       |     |             |             |                   |                |      |      |      |                 |   |       |        |
|------------------------------------------------------------------------------------------|-----|-------------|-------------|-------------------|----------------|------|------|------|-----------------|---|-------|--------|
| TYPE                                                                                     | MDL | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB  | EYB  | ECON | FNCT            |   | NORM  | % COND |
| 0201                                                                                     | 02  | 2,040       | 113.9000    | 107.07            | 218,423        | 2010 | 2010 | 0    | 0               | 0 | 35.00 | 65.00  |
| 1 MANUF 1                                                                                |     | 100% - 2006 |             | Heated Area: 2040 |                |      |      |      | HX Base Yr 2006 |   |       |        |
| <div><div><div>30</div><div>68</div><div>68</div><div>30</div></div><div>BAS</div></div> |     |             |             |                   |                |      |      |      |                 |   |       |        |

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 04/07/2025 |

MLU

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|             |            |    |    |                   |                          |                |                     |                |                           |
|-------------|------------|----|----|-------------------|--------------------------|----------------|---------------------|----------------|---------------------------|
| REVIEW DATE | 07/10/2017 | BY | DF | Total Acres: 9.63 | Total Land Value: 21,136 | Market: 72,485 | Agricultural: 2,136 | Common: 19,000 | PRINTED 10/03/2025 BY SYS |
|-------------|------------|----|----|-------------------|--------------------------|----------------|---------------------|----------------|---------------------------|