LOT 7 UNIT 18 THREE RIVERS ESTAT
332-250, 804-2438, 833-726, QC 1

BEDENBAUGH ALVINO/BEDENBAUGH TERI
3081 SW STATE ROAD 100
LAKE CITY, FL 32025

2026

00-00-00-01037-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.18	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

213 SW WASHINGTON AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	21,650
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	47,650
SOH/AGL Deduction	0
ASSESSED VALUE	47,650
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,650
TOTAL JUST VALUE	47,650
NCON VALUE	14,600
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	36,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053601	Storage Building	16,000	07/16/2025
000053484	Right-of-Way Acce		06/27/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/1223	5/30/2025	WD	Q	I	03	70,000
GRANTOR: TWENTYEIGHT FOURTEEN						
GRANTEE: BEDENBAUGH ALVINO						
1535/2405	3/17/2025	WD	Q	I	03	41,000
GRANTOR: CRUM ANGELA SUE						
GRANTEE: TWENTYEIGHT FOURTEE						

BUILDING NOTES

BUILDING DIMENSIONS

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	2015	2015	3	100	50	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	14,600.00	14,600.00	100	2026	2025		100	14,600	

LAND DESCRIPTION

TOTAL OB/XF 21,650

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 08/27/2025 BY TP — Total Acres: 0.98 — Total Land Value: 26,000 — Market: 0 — Agricultural: 0 — Common: 26,000 — PRINTED 06/11/2026 BY SYS