S DIV: LOTS 3, 4, 5, 22, 23 & 24
S/D.

BEDENBAUGH ALVIN L/BEDENBAUGH TERI T
8151 SW COUNTY ROAD 245
LAKE BUTLER, FL 32054

2027

00-00-00-13824-003

BUILDING CHARACTERISTICS

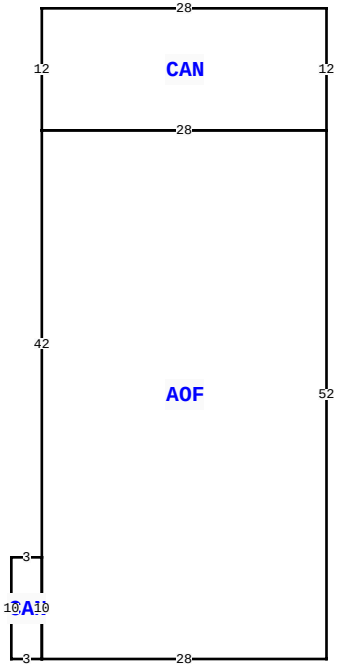
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 90
Exterior Wall	21	STONE 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	09	PINE WOOD 80
Interior Floo	14	CARPET 20
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		6 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1900	PROFESS SVC/BLD
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,456	110		1,602	56,335
CAN	30	30		9	317
CAN	336	30		101	3,552
TOTALS	1,822			1,712	60,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,712	95.0460	70.33	120,405	1920	1975	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 1456 HX Base Yr



368 S MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	60,202
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	98,902
SOH/AGL Deduction	0
ASSESSED VALUE	98,902
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,902
TOTAL JUST VALUE	98,902
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1346/1596	10/20/2017	WD	Q	I	01	92,000
GRANTOR: RYAN J PETERS						
GRANTEE: ALVIN L & TERI T BE						
1180/1678	9/08/2009	WD	Q	I	01	97,500
GRANTOR: CHRISTOPHER L CRAUN						
GRANTEE: RYAN J PETERS						

BUILDING NOTES

BUILDING DIMENSIONS

CAN= N12 W28 S12 E28$ AOF= W28 S42 CAN= W3 S10 E3 N10$ S10 E28 N52$.

LAND DESCRIPTION

TOTAL OB/XF 200

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	1900	C	PROF BLDG	0		*CG	70.00	200.00	14,000.00	SF		1.00	1.00	1.00	2.75	2.75	38,500							

REVIEW DATE 10/26/2016 BY DF Total Acres: 0.32 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2026 BY SYS