COMM NE COR OF NW1/4 OF NW1/4, R W R/W ALACHUA ST, S 211.3 FT FOR 562.2 FT, S 140 FT, E 549 FT TO

BEDENBAUGH 5 LLC
2811 SCOUT MILL ESTATE DRIVE
JACKSONVILLE, FL 32257

2026

05-4S-17-14246-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	MISC COMMERCIAL	
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
TOTALS					

MARKET ADJUSTMENTS

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

924 SW MAIN BLVD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	242,052
TOTAL MARKET VALUE	242,552
SOH/AGL Deduction	44,626
ASSESSED VALUE	197,926
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,926
TOTAL JUST VALUE	242,552
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,933

XFOB:8:1: BELMONT MOBILE HOME
XFOB:7:1: WOLVERINE MOBILE HOME
XFOB:6:1: AMERICAN MOBILE HOME
XFOB:5:1: BREMA MOBILE HOME

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15-0765	DEMOLISH	0	09/09/2015
1031	DEMOLISH	125	07/18/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/1111	6/02/2022	QC	U	I	11	100
GRANTOR: ELINOFF SUSAN B						
GRANTEE: BEDENBAUGH 5 LLC						
1460/1456	2/14/2022	PR	U	I	19	100
GRANTOR: BEDENBAUGH MAMIE IREN						
GRANTEE: ELINOFF SUSAN B						

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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	1001	C	MISC COMMERC	0		00	178.00	250.00	44,500.00	SF		1.00	1.00	0.75	5.50	4.13	183,562							
2	1001	C	MISC COMMERC	0		00	0.00	0.00	29,245.00	SF		1.00	1.00	1.00	2.00	2.00	58,490							

REVIEW DATE 09/28/2016 BY DF — Total Acres: 1.69 — Total Land Value: 242,052 — Market: 0 — Agricultural: 0 — Common: 242,052 — PRINTED 06/22/2026 BY SYS