

NE1/4 OF NE1/4 AS LIES N OF NW L
RD, EX 0.41 AC ADDL RD R/W DESC
ALSO THAT PART OF THE SE1/4 OF S

BEDENBAUGH GLORIA
249 SW FABIAN WAY
LAKE CITY, FL 32024

2026

06-3S-16-02006-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 375 TOTAL LAND VALUE - MARKET 87,780 TOTAL MARKET VALUE 5,073 SOH/AGL Deduction 0 ASSESSED VALUE 5,073 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 5,073 TOTAL JUST VALUE 88,155 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 113,145																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1335/0182</td> <td>4/13/2017</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>78,500</td> </tr> </tbody> </table> GRANTOR: DORSEY HILL TRUSTEE O GRANTEE: GLORIA BEDENBAUGH 1009/2864 3/17/2004 QC Q V 06 100 GRANTOR: DORSEY O & PAMALA C H GRANTEE: ANN E HILL										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1335/0182	4/13/2017	WD	Q	V	01	78,500
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TOTALS																																											
EXTRA FEATURES																																											
L N	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	0285	SALVAGE	0	0	0	1.00	UT	1,500.00	1,500.00	25	1993	1993	3	25	375																												
																	TOTAL OB/XF 375																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	5600	A	TIMBER 3	0		A-1	0.00	0.00	16.72	AC		1.00	1.00	1.00	281.00	281.00	4,698																										
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	16.72	AC		1.00	1.00	0.70	7,500.00	5,250.00	87,780																										
REVIEW DATE 01/03/2023 BY JD Total Acres: 16.72 Total Land Value: 4,698 Market: 87,780 Agricultural: 4,698 Common: 0 PRINTED 06/23/2026 BY SYS																																											