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

2027

06-3S-16-02006-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	6316.00	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

BLD DATE		LGL DATE	05/04/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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	88,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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
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						

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	0285	SALVAGE	0	0	0	0	1.00	UT	1,500.00	1,500.00	25	1993	1993	3	25	375	

LAND DESCRIPTION

TOTAL OB/XF 375

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	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 11/16/2026 BY SYS