COMM NW COR OF NE1/4 OF NE1/4, E
311.57 FT TO A CURVE, SE ALONG C
S 73 DEG E 420.33 FT, SE ALONG C

BEDENBAUGH ZACHARY/THOMAS LINDSEY
249 SW FABIAN WAY
LAKE CITY, FL 32024

2027

06-3S-16-02006-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

8253 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
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	0
TOTAL LAND VALUE - MARKET	42,084
TOTAL MARKET VALUE	42,084
SOH/AGL Deduction	0
ASSESSED VALUE	42,084
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,084
TOTAL JUST VALUE	42,084
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056353	Mobile Home		09/10/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/1046	6/18/2026	QC	U	V	11	100
GRANTOR: BEDENBAUGH ZACHARY						
GRANTEE: BEDENBAUGH ZACHARY						
1551/1138	10/03/2025	QC	U	V	11	100
GRANTOR: BEDENBAUGH GLORIA						
GRANTEE: BEDENBAUGH ZACHARY						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0					5.01	AC		1.00	1.00	0.70	12,000.00	8,400.00	42,084							

REVIEW DATE 04/22/2026 BY MLU Total Acres: 5.01 Total Land Value: 42,084 Market: 0 Agricultural: 0 Common: 42,084 PRINTED 11/16/2026 BY SYS