

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
 249 SW FABIAN WAY
 LAKE CITY, FL 32024

2026

06-3S-16-02006-002

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 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											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1551/1138 10/03/2025 QC U V 11 100 GRANTOR: BEDENBAUGH GLORIA GRANTEE: BEDENBAUGH ZACHARY											
TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 04/22/2026 MLU											
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															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
																	TOTAL OB/XF 0														
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	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 06/23/2026 BY SYS																															