BEG NW COR OF NE1/4 OF NE1/4 OF
FT TO S R/W OF I-10, E ALONG R/W
STILL ALONG R/W 11.96 FT, SE 429

BEDENBAUGH WARREN ALAN
249 SW FABIAN WAY
LAKE CITY, FL 32024

2027

06-3S-16-02006-003

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	
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	56,320
TOTAL MARKET VALUE	1,439
SOH/AGL Deduction	0
ASSESSED VALUE	1,439
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,439
TOTAL JUST VALUE	56,320
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/2440	2/06/2026	QC	U	V	11	100

GRANTOR: BEDENBAUGH GLORIA

GRANTEE: BEDENBAUGH WARREN A

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	5.12	AC		1.00	1.00	1.00	281.00	281.00	1,439							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.12	AC		1.00	1.00	1.00	11,000.00	11,000.00	56,320							

REVIEW DATE 04/22/2026 BY MLU Total Acres: 5.12 Total Land Value: 1,439 Market: 56,320 Agricultural: 1,439 Common: 0 PRINTED 11/16/2026 BY SYS