

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

**2026**

06-3S-16-02006-003  


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 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											
																				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											
TOTALS										BLD DATE		LGL DATE		04/22/2026 MLU																	
EXTRA FEATURES										XF DATE		LAND DATE																			
INC DATE										AG DATE																					
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														
LAND DESCRIPTION										TOTAL OB/XF																					
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	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 05/08/2026 BY SYS														