LOT 63 CALLAWAY S/D PHASE 3.

WD 1040-260, WD 1059-316, WD 110

BEDENBAUGH ARTHUR NELSON
114 SW STAFFORD CT
LAKE CITY, FL 32024

2027

15-4S-16-03023-363

BUILDING CHARACTERISTICS

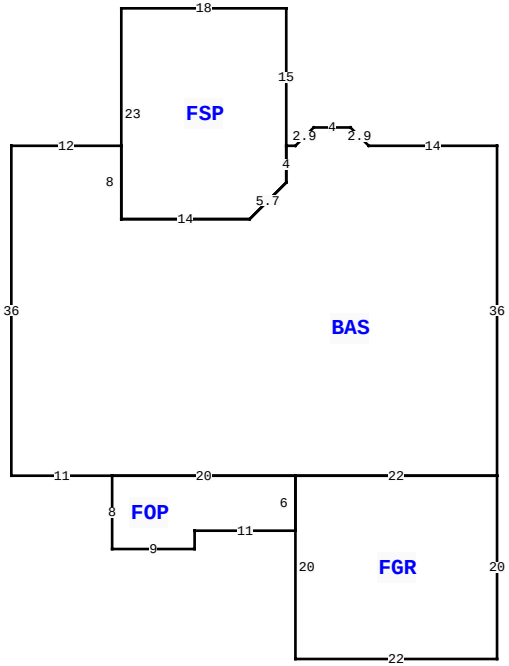
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,784	100		1,784	196,782
FGR	440	55		242	26,694
FOP	138	30		41	4,522
FSP	406	40		162	17,870
TOTALS	2,768			2,229	245,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,229	125.3439	137.88	307,335	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2015 Heated Area: 1784 HX Base Yr 2015



114 SW STAFFORD CT, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	100	0	0	1,232.00	UT	2.50	2.50	100	2005	2005	3	100	3,080	
2	0169	FENCE/WOOD	0	100	0	0	288.00	UT	13.50	13.50	75	2007	2007	3	75	2,916	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		245,868
TOTAL MARKET OB/XF VALUE		5,996
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		286,864
SOH/AGL Deduction		89,309
ASSESSED VALUE		197,555
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		146,144
TOTAL JUST VALUE		286,864
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051643	Roof Replacement	22,456	11/25/2024
22949	SFR	524	03/25/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/2752	11/15/2023	QC	U	I	11	100
GRANTOR: BEDENBAUGH KRISTA VIR						
GRANTEE: BEDENBAUGH ARTHUR N						
1277/1403	7/03/2014	WD	U	I	12	156,900
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: KRISTA VIRGINIA & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 L2 U2 W4 D2 L2 W1 FSP= N15 W18 S23 E14 R4 U4 N4$ S4 D4 L4 W14 N8 W12 S36 E11 FOP= S8 E9 N2 E11 N6 W20$ E20 FGR= S20 E22 N20 W22$ E22 N36$.

LAND DESCRIPTION

TOTAL OB/XF 5,996

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	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/17/2025 BY jerry Total Acres: 0.53 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS