NE1/4 OF SW1/4 & NW1/4 OF
SW1/4 LYING E OF CR-135 &
COMM SE COR OF SE1/4 OF NW1/4,

BEDENBAUGH FLORENE N
723 SW GABRIEL PL
LAKE CITY, FL 32024

2027

19-3S-16-02184-000

BUILDING CHARACTERISTICS

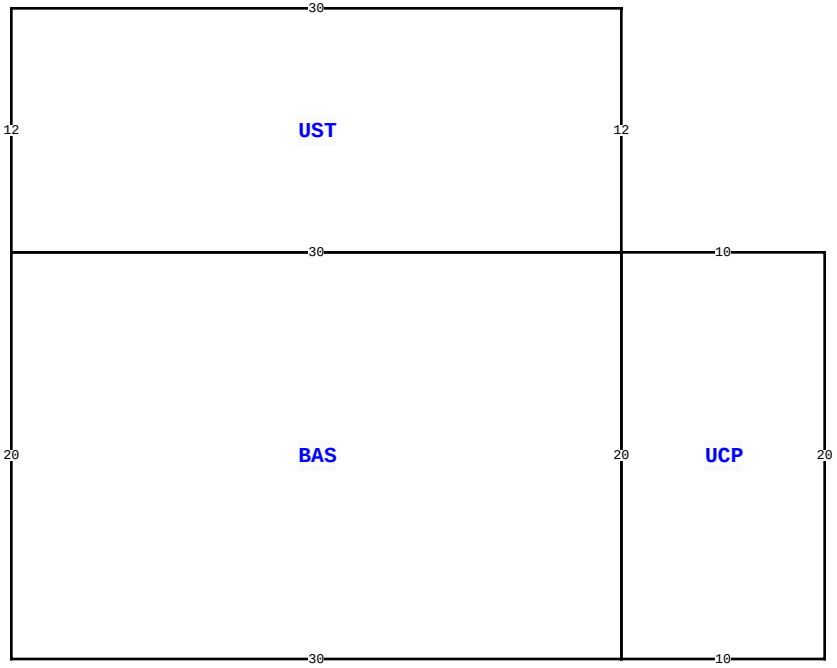
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	19316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100		600	23,318
UCP	200	20		40	1,554
UST	360	45		162	6,296
TOTALS	1,160			802	31,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	802	64.2360	70.66	56,669	1960	1960	0	0	10	35.00	55.00

3 SINGLE FAM 0% - 0 Heated Area: 600 HX Base Yr



115 NW FANTASY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0294	SHED WOOD/	0	0	30	52	1.00	UT	7,000.00	7,000.00	50	1993	1993	3	50	3,500	
3	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	1960	1960	3	100	500	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
5	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
8	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	31,168
TOTAL MARKET OB/XF VALUE	16,200
TOTAL LAND VALUE - MARKET	252,000
TOTAL MARKET VALUE	64,873
SOH/AGL Deduction	0
ASSESSED VALUE	64,873
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,873
TOTAL JUST VALUE	299,368
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15406	M H	125	04/22/1999
15407	M H	125	04/22/1999
15372	M H	125	04/12/1999
14488	M H	125	09/04/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

UST= N12 W30 S12 E30$ BAS= W30 S20 E30 UCP= E10 N20 W10S20$ N20$.

LAND DESCRIPTION

TOTAL OB/XF 16,200

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	25.00	AC		1.00	1.00	1.00	281.00	281.00	7,025							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	16.00	AC		1.00	1.00	1.00	280.00	280.00	4,480							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	41.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	246,000							

REVIEW DATE 02/06/2023 BY KS Total Acres: 42.00 Total Land Value: 17,505 Market: 246,000 Agricultural: 11,505 Common: 6,000 PRINTED 11/17/2026 BY SYS