BEG NE COR OF SE1/4 OF NW1/4, RU
355 FT, N 664.44 FT, E 344.69 FT

BEDENBAUGH MICHAEL B REVOCABLE TRUST DATED FEBRUAR
417 NW CHIMERA GLN
LAKE CITY, FL 32055

2027

19-3S-16-02184-003

BUILDING CHARACTERISTICS

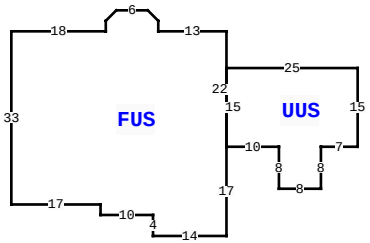
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	19316.00	1.00/

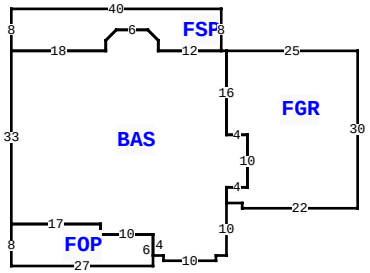
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,543	100		1,543	149,799
FGR	707	55		389	37,765
FOP	196	30		59	5,728
FSP	284	40		114	11,067
FUS	1,493	100		1,493	144,945
UUS	439	50		220	21,358
TOTALS	4,662			3,818	370,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,818	111.7200	122.89	469,194	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 3036 HX Base Yr 2005





417 NW CHIMERA GLN, LAKE CITY

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	370,663
TOTAL MARKET OB/XF VALUE	6,150
TOTAL LAND VALUE - MARKET	62,520
TOTAL MARKET VALUE	439,333
SOH/AGL Deduction	141,180
ASSESSED VALUE	298,153
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	246,742
TOTAL JUST VALUE	439,333
NCON VALUE	13,241
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	432,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050136	Roof Replacement	10,000	08/19/2026
20433	SFR	510	02/19/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/906	2/09/2026	WD	U	I	11	100
GRANTOR: BEDENBAUGH MICHAEL B						
GRANTEE: BEDENBAUGH MICHAEL						
1560/902	2/09/2026	WD	U	I	11	100
GRANTOR: BEDENBAUGH MICHAEL BR						
GRANTEE: BEDENBAUGH MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 FSP= N8 W40 S8 E18 N2 R2 U2 E6 D2 R2 S2 E12$ W12 N2 L2 U2 W6 D2 L2 S2 W18 S33 FOP= S8 E27 N6 W10 N2 W17$ E17 S2 E10 S4 E2 S1 E10 N1 E2 N10 FGR= E3 S1 E22 N30 W25 S16 E4 S10 W4 S3$ N3 E4 N10 W4 N16$ PTR= N40 FUS= N17 UUS= E10 S8 E8 N8 E7 N15 W25 S15$ N22 W13 N2 L2 U2 W6 D2 L2 S2 W18 S33 E17 S2 E10 S4 E14$ S40$.

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	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	2004	2004	3	100	2,750	
2	0166	CONC,PAVMT	0	100	30	30	900.00	UT	2.00	2.00	100	2004	2004	3	100	1,800	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 6,150

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		A-1	0.00	0.00	5.21	AC		1.00	1.00	1.00	12,000.00	12,000.00	62,520							

REVIEW DATE 08/24/2026 BY CM Total Acres: 5.21 Total Land Value: 62,520 Market: 0 Agricultural: 0 Common: 62,520 PRINTED 11/17/2026 BY SYS