

BEG SE COR OF NE1/4 OF NE1/4 RUN
N 232.93 FT, E 268.62 FT, N 52.9
FT, S 285.82 FT TO POB.

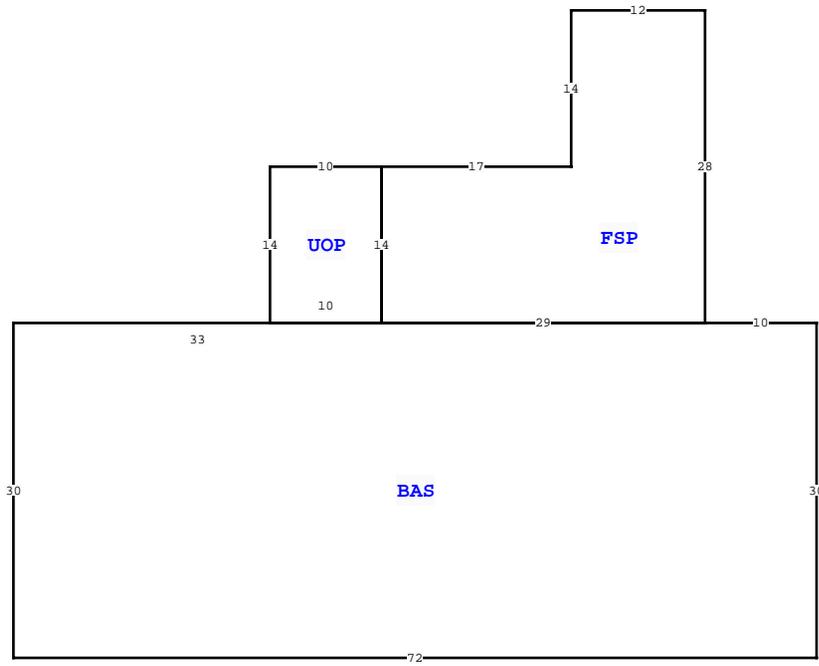
BEDINGFIELD BETTY BRADY/BEDINGFIELD DANIEL M
544 NW BERT AVE
LAKE CITY, FL 32055

2026

20-3S-16-02192-006

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | VINYL SID | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 12 | MODULAR MT | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 80 |
| Interior Floor | 12 | HARDWOOD | 20 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 4 | 100 |
| Bathrooms | | 2 | 100 |
| Stories | 1. | 1. | 100 |
| Architectural | 01 | CONV | 100 |
| Units | | 0 | 100 |
| Condition Adj | 03 | 03 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 0200 MOBILE HOME | | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 20316.00 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,160 | 100 | |
| FSP | 574 | 40 | |
| UOP | 140 | 25 | |
| TOTALS | 2,874 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-------|-----------|-------------|----------------|-------------------|-----|-----|-----------------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | MANUF | 1 | 100% | - 2014 | Heated Area: 2160 | | | HX Base Yr 2014 | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | 149,300 | |
| TOTAL MARKET OB/XF VALUE | | 40,186 | |
| TOTAL LAND VALUE - MARKET | | 52,560 | |
| TOTAL MARKET VALUE | | 242,046 | |
| SOH/AGL Deduction | | 94,244 | |
| ASSESSED VALUE | | 147,802 | |
| TOTAL EXEMPTION VALUE | HX HB SX | 101,411 | |
| BASE TAXABLE VALUE | | 46,391 | |
| TOTAL JUST VALUE | | 242,046 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 234,545 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 34935 | MAINT/ALTR | 75 | 02/15/2017 |
| 31487 | ADDN SFR | 200 | 10/01/2013 |
| 28047 | PUMP/UTPOL | 50 | 09/01/2009 |
| 20506 | M H | 125 | 03/12/2003 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1271/0752 | 3/10/2014 | WD U | I | I | 30 | 100 |
| GRANTOR: BETTY BRADY BEDINGFIE | | | | | | |
| GRANTEE: BETTY BRADY BEDINGF | | | | | | |
| 1270/1812 | 3/01/2014 | QC U | I | I | 11 | 100 |
| GRANTOR: TRENT HOWARD BEDINGFI | | | | | | |
| GRANTEE: BETTY BRADY BEDINGF | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|----|--------|----|----------|----------------|-----------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1 | 0190 | FPLC PF | 0 | 100 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2003 |
| 2 | 0081 | DECKING WI | 0 | 100 | 12 | 480.00 | UT | 8.50 | 8.50 | 100 | 2012 |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | |
| 4 | 0210 | GARAGE U | 0 | 100 | 30 | 900.00 | UT | 16.00 | 16.00 | 100 | 2012 |
| 5 | 0060 | CARPORT F | 0 | 100 | 18 | 540.00 | UT | 3.50 | 3.50 | 100 | 2012 |
| 6 | 0210 | GARAGE U | 0 | 100 | 24 | 576.00 | UT | 16.00 | 16.00 | 100 | 2013 |
| 7 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 |
| 8 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 |

| TOTAL OB/XF | | | | | | | | | | | |
|-------------|---------|----------|------------|-----------|---------|--|--|--|--|--|--|
| 40,186 | | | | | | | | | | | |
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | |
| | | | 04/22/2026 | MLU | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | |
|---------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W10 FSP= N28 W12 S14 W17 S14 E29\$ W29 UOP= N14 W10 S14 E10\$ W33 S30 E72 N30\$. | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1 | 0200 | C | MBL HM | 100 | | A-1 | 0.00 | 0.00 | 4.38 | AC | |