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

2027

20-3S-16-02192-006

BUILDING CHARACTERISTICS

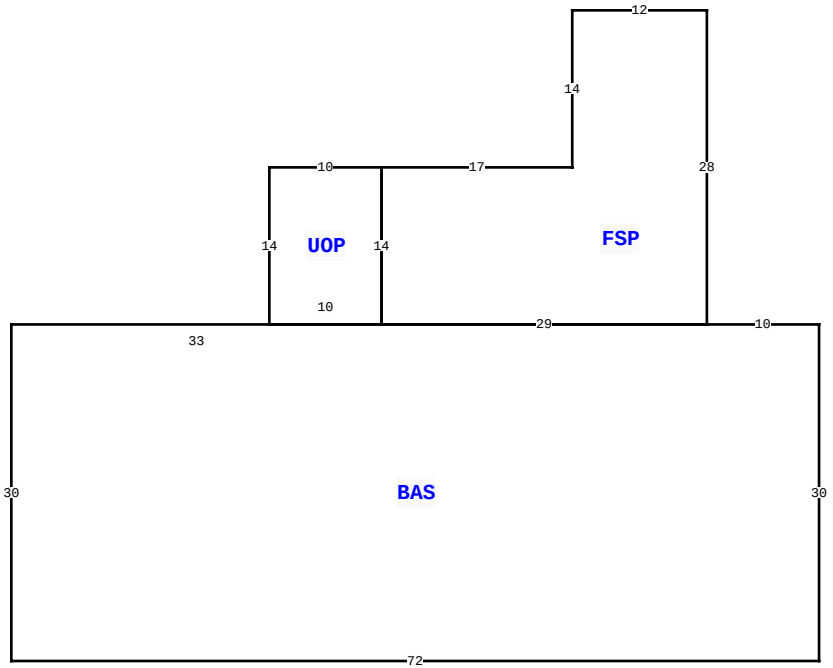
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100		2,160	128,827
FSP	574	40		230	13,718
UOP	140	25		35	2,087
TOTALS	2,874			2,425	144,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,425	116.6000	108.44	262,967	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2014 Heated Area: 2160 HX Base Yr 2014



544 NW BERT AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0081	DECKING WI	0	100	12	40	480.00	UT	8.50	8.50	100	2012	2012	3	100	4,080	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0210	GARAGE U	0	100	30	30	900.00	UT	16.00	16.00	100	2012	2012	3	100	14,400	
5	0060	CARPORT F	0	100	18	30	540.00	UT	3.50	3.50	100	2012	2012	3	100	1,890	
6	0210	GARAGE U	0	100	24	24	576.00	UT	16.00	16.00	100	2013	2013	3	100	9,216	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 40,186

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	0200	C	MBL HM	100		A-1	0.00	0.00	4.38	AC		1.00	1.00	1.00	12,000.00	12,000.00	52,560							

REVIEW DATE 02/06/2023 BY KS Total Acres: 4.38 Total Land Value: 52,560 Market: 0 Agricultural: 0 Common: 52,560 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		144,632
TOTAL MARKET OB/XF VALUE		40,186
TOTAL LAND VALUE - MARKET		52,560
TOTAL MARKET VALUE		237,378
SOH/AGL Deduction		85,142
ASSESSED VALUE		152,236
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		50,825
TOTAL JUST VALUE		237,378
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,925

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	30	100
GRANTOR: BETTY BRADY BEDINGFIE						
GRANTEE: BETTY BRADY BEDINGF						
1270/1812	3/01/2014	QC	U	I	11	100
GRANTOR: TRENT HOWARD BEDINGFI						
GRANTEE: BETTY BRADY BEDINGF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FSP= N28 W12 S14 W17 S14 E29$ W29 UOP= N14 W10 S14 E10$ W33 S30 E72 N30$.