LOT 4 PINE NEEDLES ESTATES S/D.
513-405, 645-462, 736-987, 887-1

BEDENBAUGH KEVIN/BEDENBAUGH COLBY
5928 SW COUNTY ROAD 751
JASPER, FL 32052

2026

20-3S-17-05247-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

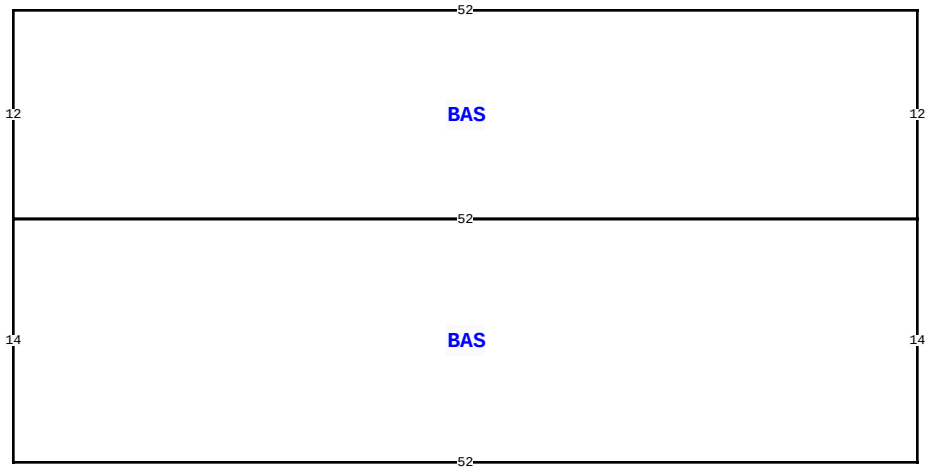
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 50
Exterior Wall	05	AVERAGE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100		624	12,597
BAS	728	100		728	14,697
TOTALS	1,352			1,352	27,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,352	80.1090	50.47	68,235	1967	1967	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1352 HX Base Yr



129 NE WINDALL LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	27,294
TOTAL MARKET OB/XF VALUE	7,350
TOTAL LAND VALUE - MARKET	5,000
TOTAL MARKET VALUE	39,644
SOH/AGL Deduction	0
ASSESSED VALUE	39,644
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,644
TOTAL JUST VALUE	39,644
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,346

XFOB:1:1: NASH MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1524/2595	10/07/2024	WD	U	I	11	100
GRANTOR: CINERA GROUP LLC						
GRANTEE: BEDENBAUGH KEVIN						
1516/949	5/23/2024	WD	U	I	11	0
GRANTOR: BRADEN DAVID B						
GRANTEE: CINERA GROUP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S12 BAS= S14 E52 N14 W52$ E52 N12$.

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	0294	SHED WOOD/	0	0	11	10	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,350

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	0		00	0.00	0.00	10,000.00	SF		1.00	1.00	1.00	0.50	0.50	5,000							

REVIEW DATE 08/28/2015 BY DF Total Acres: 0.23 Total Land Value: 5,000 Market: 0 Agricultural: 0 Common: 5,000 PRINTED 05/08/2026 BY SYS