

THE N 199.29 FT OF NE1/4 OF SW1/  
& EX RD R/W & ALSO THE W 420 FT  
SW1/4, EX THE S 831.65 FT. ORB 3

JACKSON DANIEL BEDFORD  
P O BOX 2004  
LAKE CITY, FL 32056

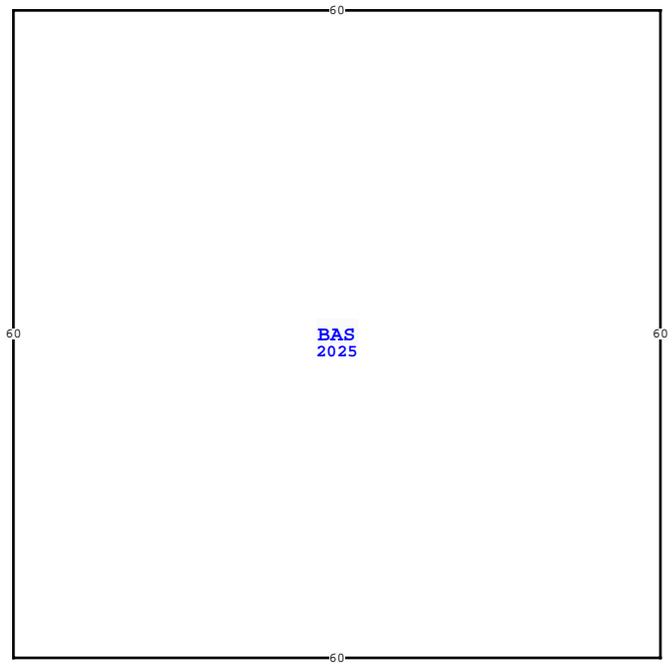
2026

20-4S-17-08586-003



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0148	SFRES/WAREHOUSE/STRG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,600	100	2025
TOTALS	3,600		334,672

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,600	103.5500	118.05	424,980	2024	2024	20	0	0	1.25	78.75	
3 SINGLE FAM 100% - 2025 Heated Area: 3600 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			334,672
TOTAL MARKET OB/XF VALUE			10,000
TOTAL LAND VALUE - MARKET			21,000
TOTAL MARKET VALUE			365,672
SOH/AGL Deduction			0
ASSESSED VALUE			365,672
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			314,261
TOTAL JUST VALUE			365,672
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			481,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048897	New Residential C	463,000	12/21/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1268/1380	1/17/2014	WD	U	V	11	100
GRANTOR: GEORGE & CARMEN JACKS						
GRANTEE: DANIEL BEDFORD JACK						
1154/1925	7/15/2008	WD	Q	V		10,000
GRANTOR: ANNA LYNCH						
GRANTEE: GEORGE & CARMEN JAC						

EXTRA FEATURES																
L N	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	0010	BARN, BLK	0	100	0	0	2,000.00	UT	5.00	100	2026	2025		100	10,000	

976 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2025;ORIG=-10,-20] W60 S60 E60 N60 \$													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.60	AC		1.00	1.00	1.00	10,000.00	10,000.00	6,000							
2	0000	C	VAC RES	100			0.00	0.00	10.00	AC		1.00	1.00	0.15	10,000.00	1,500.00	15,000							