

BEG NE COR, RUN W 369.30 FT, S 2
W 21.53 FT, S 1064.16 FT, E TO E
LINE, N TO POB.

BEDENBAUGH KALEB
4078 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2026

21-4S-17-08631-001



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 112,500 TOTAL MARKET VALUE 3,500 SOH/AGL Deduction 0 ASSESSED VALUE 3,500 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 3,500 TOTAL JUST VALUE 112,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 100,000																							
DOR CODE 6200 PASTURE CLS33																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
MAP NUM MKT AREA 02																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1476/1788</td> <td>10/03/2022</td> <td>WD</td> <td>U</td> <td>V</td> <td>30</td> <td>200,000</td> </tr> </tbody> </table> GRANTOR: TARDIF LOUISE M GRANTEE: BEDENBAUGH KALEB 1339/1567 6/12/2017 WD U V 11 100 GRANTOR: KALEB BEDENBAUGH GRANTEE: LOUISE M TARDIF										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1476/1788	10/03/2022	WD	U	V	30	200,000
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NEIGHBORHOOD/LOC 21417.00 1.00/																				<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/07/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/07/2026		MLU		
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TOTALS																				BUILDING NOTES 																							
EXTRA FEATURES																				BUILDING DIMENSIONS 																							
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																											
																	LAND DESCRIPTION TOTAL OB/XF 0																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	12.50	AC		1.00	1.00	1.00	280.00	280.00	3,500																										
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	112,500																										
REVIEW DATE 05/07/2026 BY MLU Total Acres: 12.50 Total Land Value: 3,500 Market: 112,500 Agricultural: 3,500 Common: 0 PRINTED 05/08/2026 BY SYS																																											