

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 STANDARD Tax Group: 2 Tax Dist: 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																															
NEIGHBORHOOD/LOC 21417.00 1.00/																				SALES DATA											
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																				OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1476/1788 10/03/2022 WD U V 30 200,000 GRANTOR: TARDIF LOUISE M GRANTEE: BEDENBAUGH KALEB 1339/1567 6/12/2017 WD U V 11 100 GRANTOR: KALEB BEDENBAUGH GRANTEE: LOUISE M TARDIF											
TOTALS										BLD DATE LGL DATE 05/07/2026 MLU										BUILDING NOTES											
EXTRA FEATURES										XF DATE INC DATE										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															
																	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 06/22/2026 BY SYS																															