BEG NW COR, RUN E 1075.97 FT, S
E 209.93 FT TO W R/W CR-133, S A
1220.19 FT, W TO W SEC LINE, N T

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

**2027**

**22-4S-17-08694-001**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 6200 | PASTURE CLS33 | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 22417.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

179 SE KEETA GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 189,060 |
| TOTAL MARKET VALUE | 8,823 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 8,823 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 8,823 |
| TOTAL JUST VALUE | 189,060 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 189,060 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
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## SALES DATA

| 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 |
| GRANTOR: TARDIF LOUISE M | | | | | | |
| GRANTEE: BEDENBAUGH KALEB | | | | | | |
| 1339/1567 | 6/12/2017 | WD | U | V | 11 | 100 |
| GRANTOR: KALEB BEDENBAUGH | | | | | | |
| GRANTEE: LOUISE TARDIF | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 31.51 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 8,823 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 31.51 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 189,060 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 05/07/2026 BY MLU Total Acres: 31.51 Total Land Value: 8,823 Market: 189,060 Agricultural: 8,823 Common: 0 PRINTED 11/17/2026 BY SYS