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

2026

22-4S-17-08694-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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	

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	110,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

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							

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 05/08/2026 BY SYS