

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



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				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											
DOR CODE		6200 PASTURE CLS33																		PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE Q V RSN SALE INST U I / CD 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											
MAP NUM		22417.00 1.00/																		BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2026 MLU											
NEIGHBORHOOD/LOC										179 SE KEETA GLN, LAKE CITY										BUILDING NOTES BUILDING DIMENSIONS											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
						TOTALS																									
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															
																	LAND DESCRIPTION														
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	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 06/23/2026 BY SYS																															