COMM NW COR SEC, RUN E 1075.97 F
E 209.93 FT TO R/W CR-133, S ALO
FOR POB, S 262.28 FT W 996.52 FT

BEDENBAUGH COURTNEY/BEDENBAUGH KALEB
4076 SE COUNTRY CLUB RD
LAKE CITY, FL 32025-8544

2027

22-4S-17-08694-002

BUILDING CHARACTERISTICS

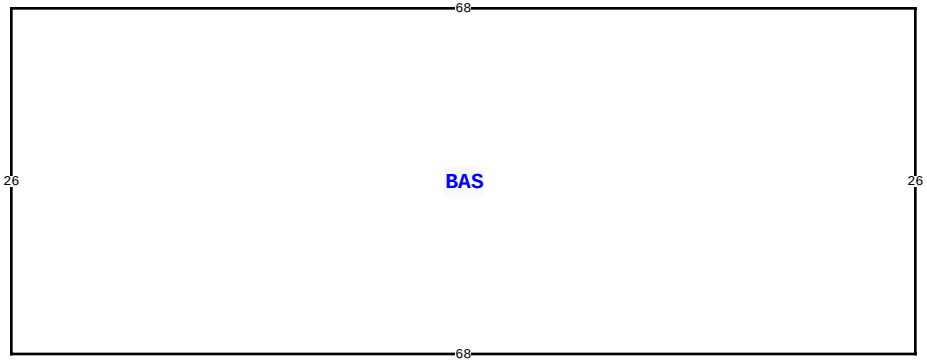
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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
BAS	1,768	100		1,768	157,036
TOTALS	1,768			1,768	157,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,768	113.7000	105.74	186,948	2017	2017	0	0	0	16.00	84.00

1 MANUF 1 100% - 2025 Heated Area: 1768 HX Base Yr 2025



4076 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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		157,036
TOTAL MARKET OB/XF VALUE		44,400
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		261,436
SOH/AGL Deduction		29,939
ASSESSED VALUE		231,497
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		180,086
TOTAL JUST VALUE		261,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35714	M H	438	08/22/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/669	10/04/2023	WD	U	I	11	100
GRANTOR: STONE BEVERLY						
GRANTEE: BEDENBAUGH COURTNEY						
1342/0276	7/14/2017	QC	U	V	11	100
GRANTOR: KALEB & COURTNEY BEDE						
GRANTEE: BEVERLY STONE (LE)						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S26 E68 N26$.

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
1	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0030	BARN,MT	0	100	50	60	3,000.00	UT	10.00	10.00	100	2004	2004	3	100	30,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 44,400

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	20,100							
2	0200	C	MBL HM	100		A-1	0.00	0.00	3.99	AC		1.00	1.00	1.00	10,000.00	10,000.00	39,900							

REVIEW DATE 12/14/2017 BY TW Total Acres: 6.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS