

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

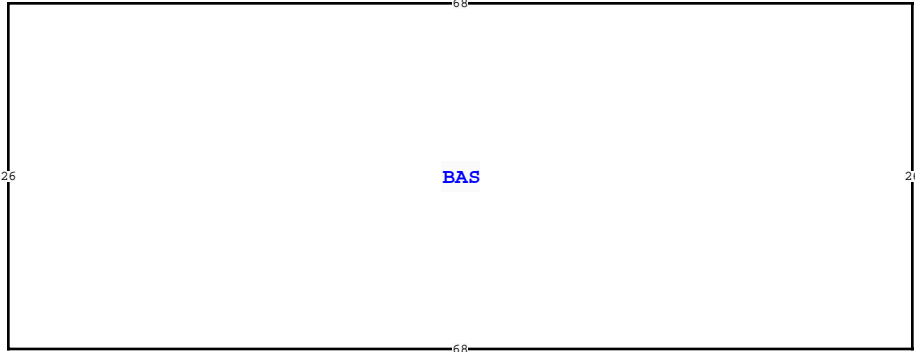
2026

22-4S-17-08694-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	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 Units	01	CONV	100
		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
BAS	1,768	100	
TOTALS	1,768		1,768 158,730

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	100% - 2025									Heated Area: 1768	HX Base Yr 2025



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		158,730		
TOTAL MARKET OB/XF VALUE		44,400		
TOTAL LAND VALUE - MARKET		60,000		
TOTAL MARKET VALUE		263,130		
SOH/AGL Deduction		38,172		
ASSESSED VALUE		224,958		
TOTAL EXEMPTION VALUE		HX HB 51,411		
BASE TAXABLE VALUE		173,547		
TOTAL JUST VALUE		263,130		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		254,909		

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)						

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

TOTAL OB/XF										44,400						
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE											
			05/06/2026			MLU										

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W68 S26 E68 N26\$.									

LAND DESCRIPTION										TOTAL OB/XF										44,400				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							