

W 350 FT OF NE1/4 OF SE1/4 LYING  
758-2214, QC 1215-1119, DC 1358-

BEDENBAUGH JOSHUA  
319 NW BRADY CIR  
LAKE CITY, FL 32055

2026

25-3S-16-02301-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floor	02	MIN PLYWD 100	
Air Condition	02	WINDOW 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		1 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Architctual Units	05	CONV 100	0 100
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	25316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,144	100	
UOP	156	20	2023
TOTALS	1,300		
		1,175	96,444

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0100	01	1,175	81.4320	91.20	107,160	2017	2017	0	0	10.00	90.00														
3 SINGLE FAM 100% - 2023 Heated Area: 1144 HX Base Yr 2023																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/10/2025</td> <td>MLU</td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/10/2025	MLU	
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	96,444		
TOTAL MARKET OB/XF VALUE	7,500		
TOTAL LAND VALUE - MARKET	34,000		
TOTAL MARKET VALUE	137,944		
SOH/AGL Deduction	12,106		
ASSESSED VALUE	125,838		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	74,427		
TOTAL JUST VALUE	137,944		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	139,284		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1358/0343	4/17/2018	WD	Q	V	01	22,000
GRANTOR: MOZETA G BUCHANAN						
GRANTEE: JOSHUA BEDENBAUGH						
1215/1119	6/07/2000	QC	Q	V	01	100
GRANTOR: JAMES E & JEAN O BUCH						
GRANTEE: W E BUCHANAN JR & B						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W52 S12 E32 S26 E20 N38 \$	
UOP=[YR=2023;ORIG=0,0] E6 S26 W6 N26 \$	

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	0030	BARN,MT	0	100	0	0	1.00	UT	5,000.00	100	2023	2022		100	5,000	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	2,000.00	100	2023	2022		100	2,000	
3	0081	DECKING WI	0	100	0	0	1.00	UT	500.00	100	2023	2022		100	500	
TOTALS														7,500		

LAND DESCRIPTION														TOTAL OB/XF										
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	0100	C	SFR	100		A-1	0.00	0.00	4.00	AC		1.00	1.00	0.80	8,500.00	6,800.00	27,200							
2	0700	C	MISC RES	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.80	8,500.00	6,800.00	6,800							