

BEG SE COR OF SWL/4, RUN N  
510.87 FT, W 250.91 FT, S  
530.83 FT, E 251.92 FT TO POB.

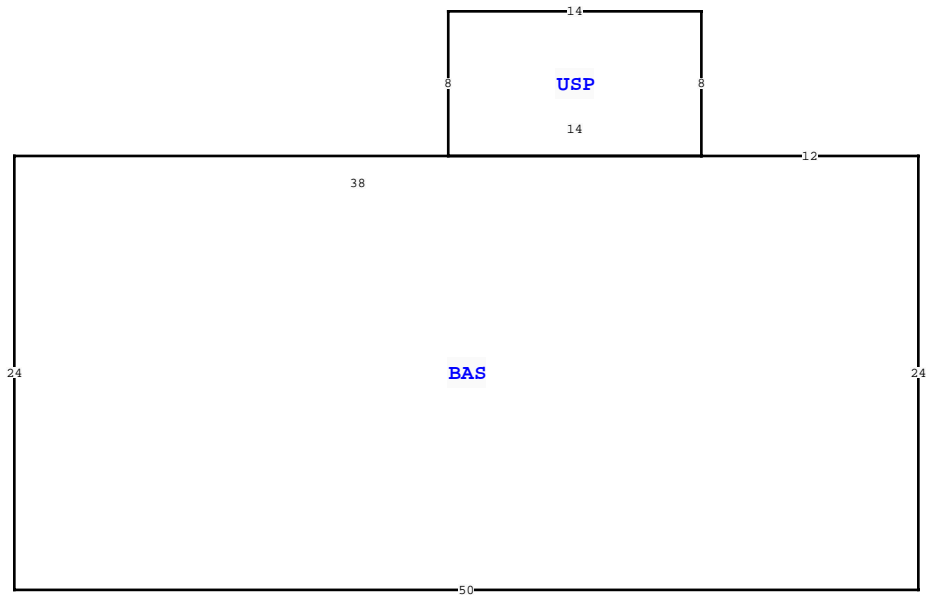
NORTH DANIEL W  
296 SE CALM CT  
LAKE CITY, FL 32025

**2026**

27-4S-17-08788-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	27417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,200	100	
USP	112	35	
TOTALS	1,312		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2009	128.64	159,385	1973	1973	0	0	35.00	65.00	
			Heated Area: 1200				HX Base Yr 2009					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			103,600
TOTAL MARKET OB/XF VALUE			12,329
TOTAL LAND VALUE - MARKET			29,400
TOTAL MARKET VALUE			145,329
SOH/AGL Deduction			106,413
ASSESSED VALUE			38,916
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			13,916
TOTAL JUST VALUE			145,329
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			145,329
SALE:1:1: 3.00 AC W/ MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1114/0360	3/12/2007	WD	Q	I	06	75,000
GRANTOR: JENNIFER BEDENBAUGH						
GRANTEE: DANIEL W NORTH						
0832/2581	12/30/1996	WD	Q	I	03	0
GRANTOR: MAMIE BEDENBAUGH						
GRANTEE: JENNIFER BEDENBAUGH						

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	0070	CARPORT UF	0	100	20	24	1.00	UT	900.00	100	1993	1993	3	100	900	
2	0031	BARN,MT AE	0	100	24	28	672.00	UT	10.80	50	1993	1993	3	50	3,629	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	600	
5	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	200	
TOTALS													1,239	103,600		

296 SE CALM CT, LAKE CITY  
BLD DATE  
XF DATE  
INC DATE  
LGL DATE  
LAND DATE  
AG DATE  
05/06/2026 MLU

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W12 USP= N8 W14 S8 E14\$W38 S24 E50 N24\$.			

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	0200	C	MBL HM	100		A-1	0.00	0.00	3.00	AC		1.00	1.00	0.70	14,000.00	9,800.00	29,400							