SE1/4 OF SE1/4 AS LIES W OF US-4 EX A PRCL 105 FT N & S BY 420 FT & EX 17 AC DESC IN ORB 836-638 &

BEDENBAUGH ESTA MAE
6306 S US HIGHWAY 441
LAKE CITY, FL 32025

2027

28-4S-17-08798-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG

MAP NUM | MKT AREA 02

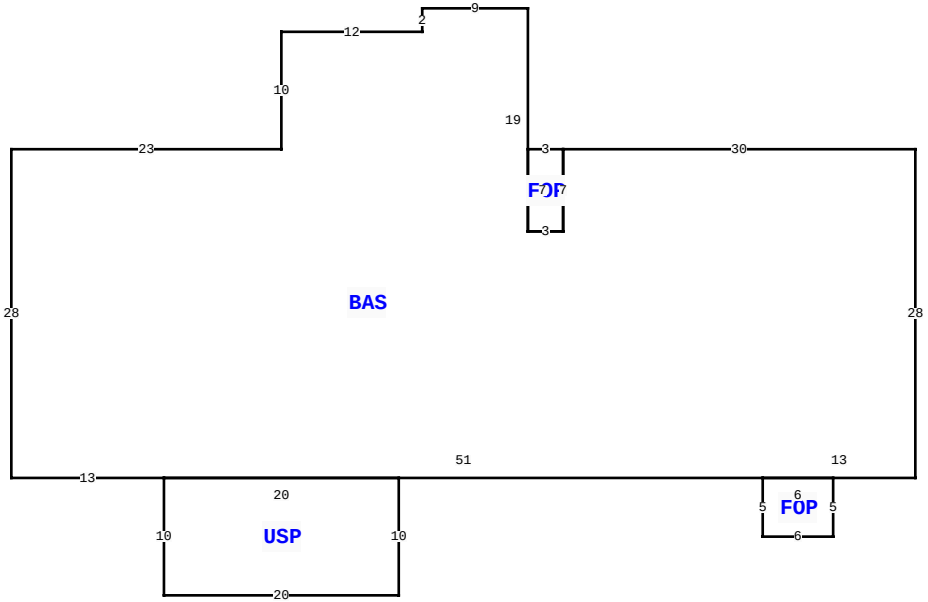
NEIGHBORHOOD/LOC 28417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,363	100		2,363	165,929
FOP	21	30		6	421
FOP	30	30		9	632
USP	200	35		70	4,915
TOTALS	2,614			2,448	171,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,448	98.2125	108.03	264,457	1953	1953	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2363 HX Base Yr



6304 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0070	CARPORT UF	0	100	28	35	1.00	UT	0.00	0.00	100	0	0	3	100	1,090	
2	0294	SHED WOOD/	0	100	11	15	165.00	UT	1.65	1.65	100	0	0	3	100	272	
3	0040	BARN,POLE	0	100	14	44	1.00	UT	0.00	0.00	100	0	0	3	100	300	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0031	BARN,MT AE	0	100	22	24	528.00	UT	1.25	1.25	100	0	0	3	100	660	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		171,897
TOTAL MARKET OB/XF VALUE		5,622
TOTAL LAND VALUE - MARKET		63,600
TOTAL MARKET VALUE		191,815
SOH/AGL Deduction		110,467
ASSESSED VALUE		81,348
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		24,937
TOTAL JUST VALUE		241,119
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,254

SALE:1:1: WILL BE PUTTING INTO A TRUST LATER!

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049749	Roof Replacement	15,285	05/08/2024
18536	M H	125	07/23/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/2041	4/10/2025	LE	U	I	14	100
GRANTOR: BEDENBAUGH ESTA MAE						
GRANTEE: BEDENBAUGH ESTA MAE						
1201/0667	9/07/2010	QC	U	I	16	100
GRANTOR: ROY B BEDENBAUGH & ES						
GRANTEE: ESTA MAE BEDENBAUGH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FOP= W3 S7 E3 N7$ S7 W3 N19 W9 S2 W12 S10 W23 S28 E13 USP= S10 E20 N10 W20$ E51 FOP= S5 E6 N5 W6$ E13 N28$.

LAND DESCRIPTION

TOTAL OB/XF 5,622

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	5.16	AC		1.00	1.00	1.00	445.00	445.00	2,296							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.16	AC		1.00	1.00	1.00	10,000.00	10,000.00	51,600							

REVIEW DATE 06/17/2024 BY JS Total Acres: 6.16 Total Land Value: 14,296 Market: 51,600 Agricultural: 2,296 Common: 12,000 PRINTED 11/17/2026 BY SYS