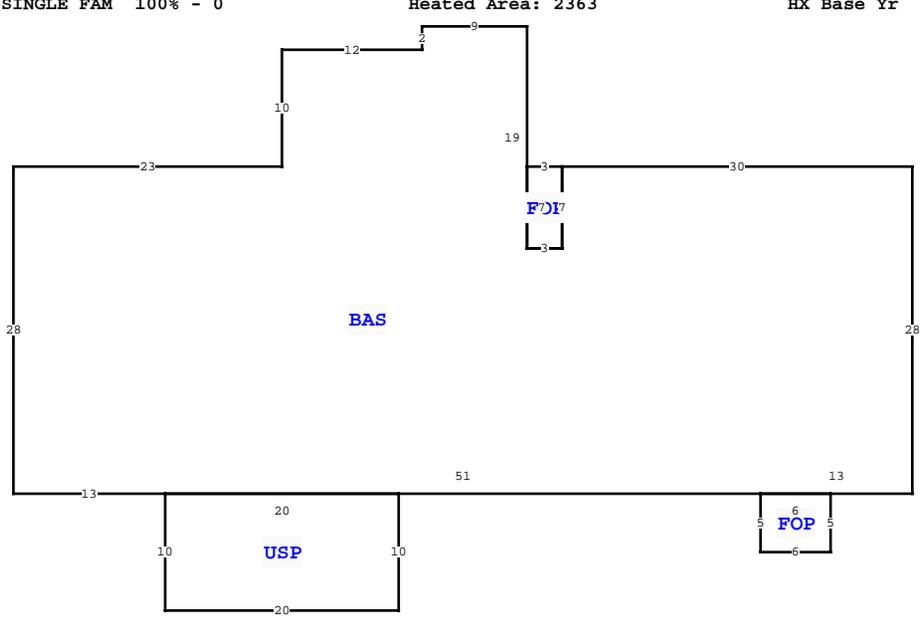




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	2,363	100	
FOP	21	30	
FOP	30	30	
USP	200	35	
TOTALS	2,614		

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%	- 0								
				Heated Area: 2363							
					HX Base Yr						



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	175,032			
TOTAL MARKET OB/XF VALUE	5,622			
TOTAL LAND VALUE - MARKET	63,600			
TOTAL MARKET VALUE	194,950			
SOH/AGL Deduction	116,014			
ASSESSED VALUE	78,936			
TOTAL EXEMPTION VALUE	56,411		HX HB WX	
BASE TAXABLE VALUE	22,525			
TOTAL JUST VALUE	244,254			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	242,254			

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\$.	

EXTRA FEATURES															BLD DATE		LGL DATE		
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	XF DATE	LAND DATE	AG DATE
1	0070	CARPORT UF	0	100	28	35	1.00	UT	0.00	100	0	0	3	100	1,090				
2	0294	SHED WOOD/	0	100	11	15	165.00	UT	1.65	100	0	0	3	100	272				
3	0040	BARN, POLE	0	100	14	44	1.00	UT	0.00	100	0	0	3	100	300				
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	300				
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	100			3	100	3,000				
6	0031	BARN, MT AE	0	100	22	24	528.00	UT	1.25	100	0	0	3	100	660				
TOTALS															6304 S US HIGHWAY 441 , LAKE CITY		05/06/2026 MLU		

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	DPHT 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							