BEG SW COR OF SE1/4 OF SE1/4, E
100.34 FT, N 87 DEG E 414.26 FT
US-441, N 28 DEG W ALONG R/W 174

BEDENBAUGH DAVID
6488 S US HIGHWAY 441
LAKE CITY, FL 32025

2026

28-4S-17-08798-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	120,340
TOTAL MARKET VALUE	4,868
SOH/AGL Deduction	0
ASSESSED VALUE	4,868
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,868
TOTAL JUST VALUE	120,340
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1488/2569	4/24/2023	WD	U	V	11	100
GRANTOR: BEDENBAUGH ESTA MAE						
GRANTEE: BEDENBAUGH DAVID						
1201/0667	9/07/2010	QC	U	I	16	100
GRANTOR: ROY B & ESTA MAE BEDE						
GRANTEE: ROY BISHOP BEDENBAU						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	10.94	AC		1.00	1.00	1.00	445.00	445.00	4,868							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.94	AC		1.00	1.00	1.00	11,000.00	11,000.00	120,340							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.94 Total Land Value: 4,868 Market: 120,340 Agricultural: 4,868 Common: 0 PRINTED 06/08/2026 BY SYS