

COMM SE COR, RUN W 113.64 FT  
TO W R/W US-441, NW ALONG R/W  
297.68 FT FOR POB, CONT NW

BEDENBAUGH DAVID R  
6488 S US HWY 441  
LAKE CITY, FL 32025

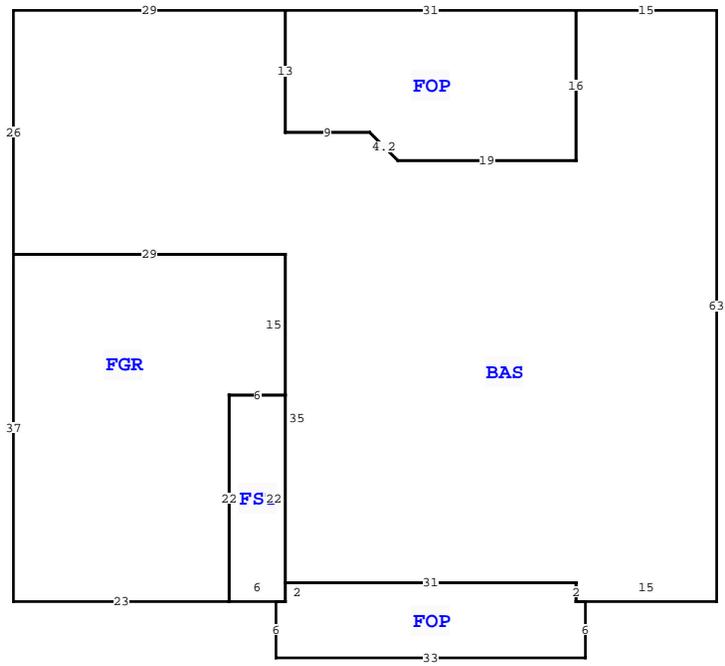
2026

28-4S-17-08798-002



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	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,126	100	
FGR	941	55	
FOP	260	30	
FOP	465	30	
FST	132	55	
TOTALS	4,924		

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%	- 2001								
Heated Area: 3126						HX Base Yr 2001					



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				389,270		
TOTAL MARKET OB/XF VALUE				2,303		
TOTAL LAND VALUE - MARKET				33,110		
TOTAL MARKET VALUE				424,683		
SOH/AGL Deduction				192,654		
ASSESSED VALUE				232,029		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				180,618		
TOTAL JUST VALUE				424,683		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				429,873		
SALE:1:1: 3.01 AC						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000053852	Roof Replacement	7,085	08/15/2025			
14362	SFR	400	08/05/1998			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0862/2118	7/15/1998	WD	Q	V	01	0
GRANTOR: ROY B BEDENBAUGH						
GRANTEE: DAVID R BEDENBAUGH						
BLD DATE						
XF DATE						
INC DATE						
LGL DATE						
LAND DATE						
AG DATE						
05/16/2024 MLU						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W15 FOP= W31 S13 E9 R3 D3 E19 N16\$ S16 W19 U3 L3 W9 N13 W29 S26 FGR= S37 E23 FST= E6 N22 W6 S22\$ N22 E6 N15 W29\$ E29 S35 FOP= S2 W1 S6 E33 N6 W1 N2 W31\$ E31 S2 E15 N63\$.						

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	3.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	33,110							