COMM SE COR, W 113.64 FT TO W R/
ALONG R/W 297.68 FT FOR POB, CON
466.99 FT, SW 312.92 FT, SE 398.

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

2027

28-4S-17-08798-002

BUILDING CHARACTERISTICS

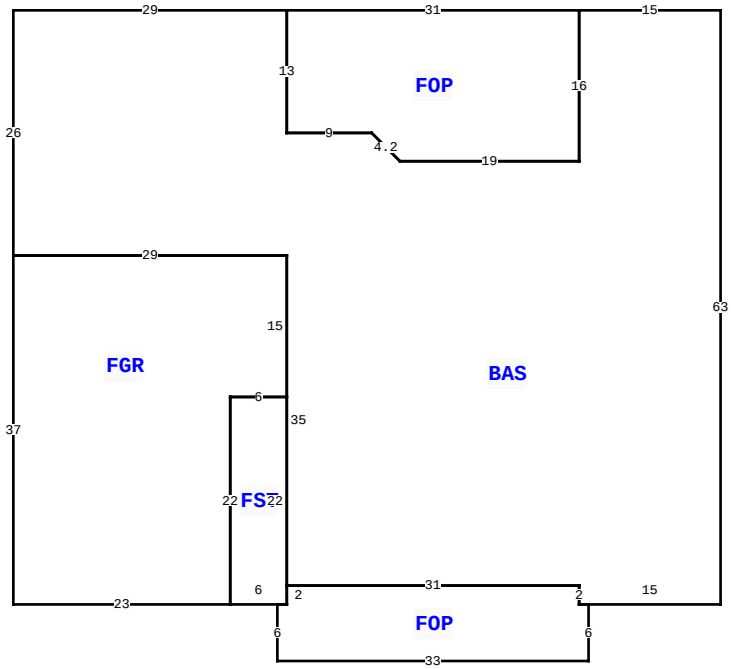
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,126	100		3,126	303,730
FGR	941	55		518	50,330
FOP	260	30		78	7,579
FOP	465	30		140	13,603
FST	132	55		73	7,093
TOTALS	4,924			3,935	382,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,935	117.7715	129.55	509,779	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2001 Heated Area: 3126 HX Base Yr 2001



6488 S US HIGHWAY 441 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		382,334
TOTAL MARKET OB/XF VALUE		2,303
TOTAL LAND VALUE - MARKET		37,625
TOTAL MARKET VALUE		422,262
SOH/AGL Deduction		183,272
ASSESSED VALUE		238,990
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		187,579
TOTAL JUST VALUE		422,262
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,198

SALE:1:1: 3.01 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055570	Roof Replacement	40,600	04/29/2026
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
1581/609	10/29/2026	LE	U	I	14	100
GRANTOR: BEDENBAUGH DAVID ROY						
GRANTEE: BEDENBAUGH LUCAS (R						
0862/2118	7/15/1998	WD	Q	V	01	0
GRANTOR: ROY B BEDENBAUGH						
GRANTEE: DAVID R BEDENBAUGH						

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$.

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	0166	CONC,PAVMT	0	100	0	0	1,202.00	UT	1.50	1.50	100	2000	2000	3	100	1,803	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,303

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	3.01	AC		1.00	1.00	1.00	12,500.00	12,500.00	37,625							

REVIEW DATE BY Total Acres: 3.01 Total Land Value: 37,625 Market: 0 Agricultural: 0 Common: 37,625 PRINTED 11/17/2026 BY SYS