

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

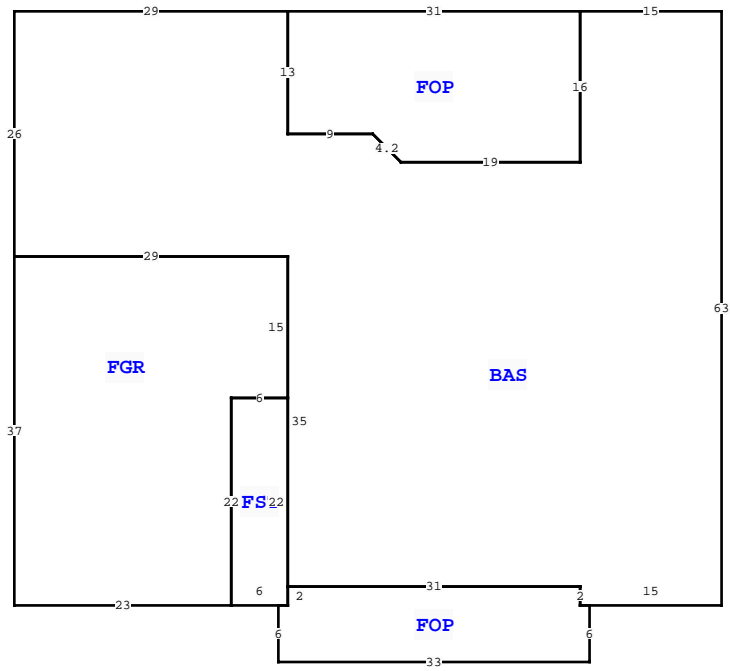
BEDENBAUGH DAVID R
6488 S US HWY 441
LAKE CITY, FL 32025

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 Floor	14	CARPET	70
Interior Floor	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			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		389,270	
TOTAL MARKET OB/XF VALUE		2,303	
TOTAL LAND VALUE - MARKET		37,625	
TOTAL MARKET VALUE		429,198	
SOH/AGL Deduction		197,169	
ASSESSED VALUE		232,029	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		180,618	
TOTAL JUST VALUE		429,198	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		429,873	
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 / V / RSN CD
0862/2118	7/15/1998	WD Q	V 01
GRANTOR: ROY B BEDENBAUGH			
GRANTEE: DAVID R BEDENBAUGH			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE			
LAND DATE			
AG DATE			
05/06/2026 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\$.			

EXTRA FEATURES																
L	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	1,202.00	UT	1.50	1.50	100	2000	2000	3	100	1,803	
2	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

LAND DESCRIPTION															TOTAL OB/XF										
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	12,500.00	12,500.00	37,625							