

COMM SW COR OF SE1/4 OF SE1/4, E
 POB, N 244.11 FT, E 291.16 FT, E
 R/W OF US HWY 441, S 28 DEG E 17

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

2026

28-4S-17-08798-004



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Exterior Wall	00	N/A		0	
Roof Structure	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	08	SHT	VINYL	50	
Interior Floor	14	CARPET		50	
Air Condition	03	CENTRAL		100	
Heating Type	04	AIR DUCTED		100	
Bedrooms		2		100	
Bathrooms		2		100	
Frame	01	NONE		100	
Stories	1.	1.		100	
Units		0		100	
Condition Adj	03			100	
Kitchen Adjus	01			100	
Quality	05	05			
DOR CODE	0200	MOBILE HOME			
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	900	100	2025	900	96,244
TOTALS	900			900	96,244

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	2	100% - 2025		98,208	2024	2024	0	0	2.00	98.00
				Heated Area: 900			HX Base Yr	2025			

BAS
2025

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			96,244
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			38,250
TOTAL MARKET VALUE			141,494
SOH/AGL Deduction			0
ASSESSED VALUE			141,494
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			90,083
TOTAL JUST VALUE			141,494
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			138,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053878	Remodel	7,085	08/20/2025
000049050	Mobile Home		01/18/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1504/2198	12/15/2023	WD	U	V	30	100

GRANTOR: BEDENBAUGH DAVID
 GRANTEE: BEDENBAUGH LUCAS

EXTRA FEATURES																
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
1	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=13,13] E60 S15 W60 N15 \$	

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	0200	C	MBL HM	100					3.06	AC		1.00	1.00	1.00	12,500.00	12,500.00	38,250							