

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	98,237
TOTALS	900			900	98,237

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							
				Heated Area: 900				HX Base Yr 2025				
<div style="border: 1px solid black; width: 400px; height: 150px; margin: 0 auto; position: relative;"> 60 60 15 15 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> BAS 2025 </div> </div>												
				BLD DATE				LGL DATE				
				XF DATE				LAND DATE				
				INC DATE				AG DATE				
				6484 S US HIGHWAY 441, LAKE CITY				05/16/2024 MLU				

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				98,237	
TOTAL MARKET OB/XF VALUE				7,000	
TOTAL LAND VALUE - MARKET				33,660	
TOTAL MARKET VALUE				138,897	
SOH/AGL Deduction				0	
ASSESSED VALUE				138,897	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				87,486	
TOTAL JUST VALUE				138,897	
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	0		1.00	UT 7,000.00	7,000.00	100	2025	2024	100	7,000	

BUILDING NOTES												
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	11,000.00	11,000.00	33,660								