

COMM NW COR OF NE1/4 OF SW1/4, R  
E 42.32 FT TO E R/W WENDY RD FOR  
FT, S 134 FT, W 340 FT, N 134 FT

THE BEDENBAUGH LAND TRUST DATED 14TH OF DECEMBER 2  
637 SW HILLCREST ST  
LAKE CITY, FL 32025

**2026**

28-4S-17-08832-003  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				<b>VALUATION BY</b> Tax Group: 2 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 3,000 <b>TOTAL LAND VALUE - MARKET</b> 11,550 <b>TOTAL MARKET VALUE</b> 14,550 <b>SOH/AGL Deduction</b> 3,496 <b>ASSESSED VALUE</b> 11,054 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 11,054 <b>TOTAL JUST VALUE</b> 14,550 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 12,450																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>     																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1134/1967</td> <td>1/12/2006</td> <td>WD</td> <td>Q</td> <td>V</td> <td>03</td> <td>5,000</td> </tr> </tbody> </table> GRANTOR: CHERYLE BEDENBAUGH GRANTEE: NELSON BEDENBAUGH T 0740/0025      12/31/1990      WD      Q      V      03      0 GRANTOR: ARTHUR BEDEBAUGH GRANTEE: CHERYLE BEDENBAUGH										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1134/1967	1/12/2006	WD	Q	V	03	5,000
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<b>TOTALS</b> <b>EXTRA FEATURES</b>										701 SW WENDY TER, LAKE CITY <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/06/2026		MLU												
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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	9947	Septic	0	0	0	0	1.00	UT 3,000.00	3,000.00	100		3	100	3,000																													
<b>LAND DESCRIPTION</b>															<b>TOTAL OB/XF</b> 3,000																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	0000	C	VAC RES	0		A-1	0.00	0.00	1.05	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,550																										
<b>REVIEW DATE</b> 06/27/2017 <b>BY</b> DF    Total Acres: 1.05    Total Land Value: 11,550    Market: 0    Agricultural: 0    Common: 11,550 <b>PRINTED 05/08/2026 BY SYS</b>																																											