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

2027

28-4S-17-08832-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

701 SW WENDY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	0
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	11,550
TOTAL MARKET VALUE	14,550
SOH/AGL Deduction	2,391
ASSESSED VALUE	12,159
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,159
TOTAL JUST VALUE	14,550
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	14,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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
GRANTOR: CHERYLE BEDENBAUGH						
GRANTEE: NELSON BEDENBAUGH T						
0740/0025	12/31/1990	WD	Q	V	03	0
GRANTOR: ARTHUR BEDEBAUGH						
GRANTEE: CHERYLE BEDENBAUGH						

BUILDING NOTES

BUILDING DIMENSIONS

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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	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							

REVIEW DATE 06/27/2017 BY DF Total Acres: 1.05 Total Land Value: 11,550 Market: 0 Agricultural: 0 Common: 11,550 PRINTED 11/16/2026 BY SYS