

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																					
																				VALUATION BY Tax Group: 2 Tax Dist: STANDARD 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 3,496 ASSESSED VALUE 11,054 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 11,054 TOTAL JUST VALUE 14,550 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 12,450																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <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
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																																					
TOTALS										701 SW WENDY TER, LAKE CITY										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/06/2026 MLU																							
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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																											
LAND DESCRIPTION																																											
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																										
REVIEW DATE 06/27/2017 BY DF																																											
Total Acres: 1.05										Total Land Value: 11,550										Market: 0 Agricultural: 0 Common: 11,550																							
PRINTED 06/23/2026 BY SYS																																											