

COMM NW COR OF NE1/4 OF SW1/4, S  
41.72 FT TO E R/W OF SW WENDY TE  
340 FT, N 134 FT, E 272.93 FT, S

BEDENBAUGH A NELSON/BEDENBAUGH BARBI D  
637 SW HILLCREST ST  
LAKE CITY, FL 32025

2026

28-4S-17-08832-004



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 BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 92,640 TOTAL MARKET VALUE 92,640 SOH/AGL Deduction 36,691 ASSESSED VALUE 55,949 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 55,949 TOTAL JUST VALUE 92,640 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 73,340											
DOR CODE		0000 VACANT																		PERMIT NUM		DESCRIPTION		AMT		ISSUED					
MAP NUM		28417.00 1.00/																		000053231		Electrical Servic		0		05/27/2025					
NEIGHBORHOOD/LOC		28417.00 1.00/																		000049484		Electrical Servic		0		03/22/2024					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																SALES DATA										
						BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/06/2026		MLU											
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															
TOTALS																															
EXTRA FEATURES																	BUILDING NOTES														
LAND DESCRIPTION																	BUILDING DIMENSIONS														
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	CONSVR							
1	0000	C	VAC RES	0		A-1	0.00	0.00	7.72	AC		1.00	1.00	1.00	12,000.00	12,000.00	92,640														
REVIEW DATE 05/06/2026 BY MLU																	Total Acres: 7.72 Total Land Value: 92,640 Market: 0 Agricultural: 0 Common: 92,640 PRINTED 06/23/2026 BY SYS														