

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																													
MAP NUM		28417.00 MKT AREA 1.00/																													
NEIGHBORHOOD/LOC		28417.00 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																				BLD DATE		LGL DATE	05/06/2026	MLU							
EXTRA FEATURES																				XF DATE		LAND DATE									
																				INC DATE		AG DATE									
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																
																TOTAL OB/XF 0															
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 05/08/2026 BY SYS																															

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053231	Electrical Servic		05/27/2025
000049484	Electrical Servic	0	03/22/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1419/0820	5/16/2014	WD U	V	V	30	100
GRANTOR: JANIE L BEDENBAUGH						
GRANTEE: A NELSON & BARBI D						
0601/0483	9/01/1986	WD Q	V			21,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES									
BUILDING DIMENSIONS									