

COMM NW COR OF NE1/4 OF SW1/4, R  
E 42 FT, S 168 FT FOR POB, RUN E  
S 162 FT, W 268.96 FT, N 162 FT

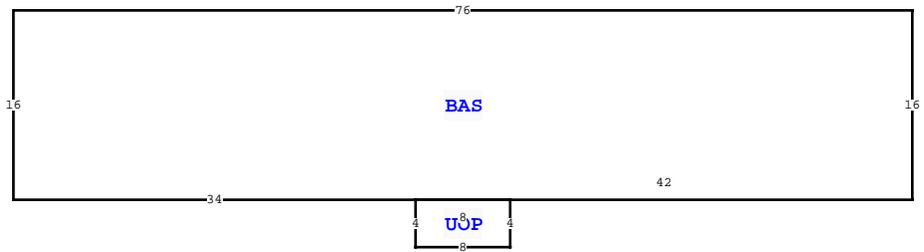
PRESCOTT TERRI BEDENBAUGH  
1432 SW COUGAR GLN APT 102  
LAKE CITY, FL 32025

**2026**

28-4S-17-08832-015

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0200 MOBILE HOME
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	28417.00 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	1,216
UOP	32
PCT OF BASE	100
YEAR	
TOT ADJ AREA	1,216
SUBAREA MARKET VALUE	34,904
TOTALS	1,248 1,224 35,134

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	0%	- 2022		71.76	87,834	1997	1997	0	0	60.00	40.00
Heated Area: 1216 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			35,134
TOTAL MARKET OB/XF VALUE			8,900
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			62,034
SOH/AGL Deduction			7,598
ASSESSED VALUE			54,436
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			54,436
TOTAL JUST VALUE			62,034
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			56,359

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1447/308	9/09/2021	LE U		I	14	100
GRANTOR: PRESCOTT TERRI BEDENB						
GRANTEE: PRESCOTT TERRI BEDE						
0841/0823	6/25/1997	WD Q	V		01	0
GRANTOR: ARTHUR & JANIE BEDENB						
GRANTEE: TERRI L ROSE (DAUGH						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00
2	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00

TOTAL OB/XF												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			05/08/2026			MLU						

BUILDING NOTES									
729 SW WENDY TER, LAKE CITY									

BUILDING DIMENSIONS									
BAS= W76 S16 E34 UOP= S4 E8 N4 W8\$ E42 N16\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							