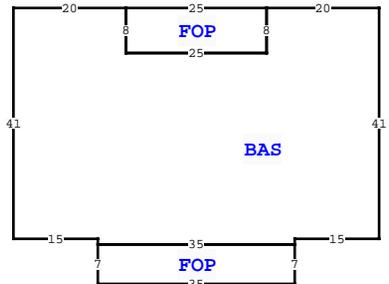
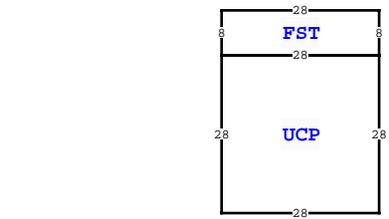


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	19 COMMON BRK 80				
Exterior Wall	32 HARDIE BRD 20				
Roof Structure	08 IRREGULAR 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	12 HARDWOOD 80				
Interior Floor	15 HARDTILE 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Architectual	05 CONV 100				
Units	0 100				
Quality	07 07				
DOR CODE	0100 SINGLE FAMILY				
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
BAS	2,500	100		2,500	298,439
FOP	200	30		60	7,163
FOP	245	30		74	8,834
FST	224	55		123	14,683
UCP	784	20		157	18,742
TOTALS	3,953			2,914	347,860

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2008		424,220	2007	2007	0	0	18.00	82.00
					Heated Area: 2500	HX Base Yr 2008					



135 SW BEDENBAUGH LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			347,860
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			65,130
TOTAL MARKET VALUE			414,990
SOH/AGL Deduction			161,827
ASSESSED VALUE			253,163
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			201,752
TOTAL JUST VALUE			414,990
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			386,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055095	Roof Replacement	15,400	02/24/2026
24801	SFR	733	07/28/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1230/0662	2/21/2012	WD	U	I	11	100

GRANTOR: BRUCE C & WANDA G FUL
GRANTEE: GREGORY A & JUDITH

1083/1234	5/10/2006	WD	Q	V	06	41,500
-----------	-----------	----	---	---	----	--------

GRANTOR: HUNTER
GRANTEE: BEDENBAUGH

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W20 FOP= W25 S8 E25 N8\$ S8 W25 N8 W20 S41 E15 S1 FOP= S7 E35 N7 W35\$ E35 N1 E15 N41\$ PTR= N30 UCP= N28 FST= N8 W28 S8 E28\$ W28 S28 E28\$ S30\$.	

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT 2,000.00	2,000.00	100	2007	2007	3	100	2,000	

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	0100	C	SFR	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							