COMM SE COR OF SW1/4 OF SW1/4, R
N 23.08 FT TO S R/W OF SW BEDENB
FOR POB, CONT N 350.32 FT, E 624

BEDENBAUGH GREGORY A/BEDENBAUGH JUDITH
135 SW BEDENBAUGH LN
LAKE CITY, FL 32025

2027

28-4S-17-08835-003

BUILDING CHARACTERISTICS

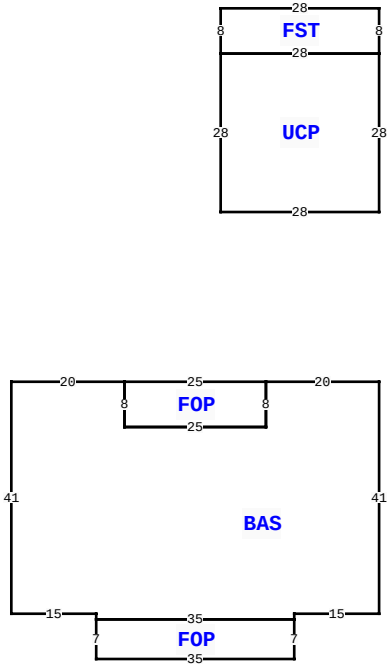
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	287,964
FOP	200	30		60	6,911
FOP	245	30		74	8,524
FST	224	55		123	14,168
UCP	784	20		157	18,084
TOTALS	3,953			2,914	335,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,914	127.6990	140.47	409,330	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2008 Heated Area: 2500 HX Base Yr 2008



135 SW BEDENBAUGH LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		335,651
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		65,130
TOTAL MARKET VALUE		402,781
SOH/AGL Deduction		142,023
ASSESSED VALUE		260,758
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		209,347
TOTAL JUST VALUE		402,781
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,873

SALE:1:1: FAMILY SALE

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

LN	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 2,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 06/28/2017 BY DF Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS