COMM AT SW COR OF SEC, N 2.50 FT
OF SW BEDENBAUGH LN, CONT N 693.
907.14 FT, E 396.22 FT TO W R/W

BEDENBAUGH KEVIN L JR/BEDENBAUGH AMY E
289 SW BEDENBAUGH LN
LAKE CITY, FL 32025

2027

28-4S-17-08835-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	221,520
TOTAL MARKET VALUE	10,346
SOH/AGL Deduction	0
ASSESSED VALUE	10,346
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,346
TOTAL JUST VALUE	221,520
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	221,520

SALE:51:1: ADDING FULWOODS TO DEED

SALE:50:1: ADDING FULWOODS TO DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/1317	1/13/2026	WD	U	V	37	450,000
GRANTOR: WILDFLOWER FARMS, LLC						
GRANTEE: BEDENBAUGH KEVIN L						
1342/1288	8/11/2017	WD	Q	V	01	128,300
GRANTOR: BRUCE C & WANDA G FUL						
GRANTEE: WILDFLOWER FARMS, L						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	28.42	AC		1.00	1.00	1.00	280.00	280.00	7,958							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	8.50	AC		1.00	1.00	1.00	281.00	281.00	2,388							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	36.92	AC		1.00	1.00	1.00	6,000.00	6,000.00	221,520							

REVIEW DATE 06/16/2026 BY TP Total Acres: 36.92 Total Land Value: 10,346 Market: 221,520 Agricultural: 10,346 Common: 0 PRINTED 11/17/2026 BY SYS