

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

2026

28-4S-17-08835-006


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																	
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																																
																				VALUATION BY Tax Group: 2 Tax Dist: STANDARD 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 129,220 SALE:51:1: ADDING FULWOODS TO DEED SALE:50:1: ADDING FULWOODS TO DEED <table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>										PERMIT NUM	DESCRIPTION	AMT	ISSUED																				
PERMIT NUM	DESCRIPTION	AMT	ISSUED																																																		
DOR CODE		6200 PASTURE CLS33																																																			
MAP NUM		28417.00 1.00/																																																			
NEIGHBORHOOD/LOC																																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																
TOTALS																																																					
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																																					
										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/07/2026 MLU																																	
										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	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										05/07/2026 BY MLU										Total Acres: 36.92 Total Land Value: 10,346 Market: 221,520 Agricultural: 10,346 Common: 0 PRINTED 05/12/2026 BY SYS																																	