

BEG SW COR OF NE1/4 OF SW1/4, RU
64 2/3 YDS, S 150 YDS, W 64 2/3
(PARCEL OF LAND EAST OF WENDY TE

BEDENBAUGH A NELSON/BEDENBAUGH BARBARA D
637 SW HILLCREST ST
LAKE CITY, FL 32025

2026

28-4S-17-08835-007



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 2,520 TOTAL MARKET VALUE 2,520 SOH/AGL Deduction 364 ASSESSED VALUE 2,156 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 2,156 TOTAL JUST VALUE 2,520 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,960 SALE:51:1: ADDING FULWOODS TO DEED SALE:50:1: ADDING FULWOODS TO DEED											
DOR CODE		0000 VACANT																		PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1343/0962 8/24/2017 WD U I 11 100 GRANTOR: BRUCE C FULWOOD & WAN GRANTEE: A NELSON & BARBARA											
MAP NUM		28417.00 1.00 /																		BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/08/2026 MLU											
NEIGHBORHOOD/LOC																				BUILDING NOTES BUILDING DIMENSIONS											
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																									
						LAND DESCRIPTION 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 0000 C VAC RES 0 A-1 0.00 0.00 0.70 AC 1.00 1.00 0.20 18,000.00 3,600.00 2,520																									
						REVIEW DATE 05/08/2026 BY MLU Total Acres: 0.70 Total Land Value: 2,520 Market: 0 Agricultural: 0 Common: 2,520 PRINTED 05/12/2026 BY SYS																									