COMM SW COR OF SEC, N 2.50 FT TO SW BEDENBAUG LN FOR POB, E 685.4 FT, E 226.03 FT, N 341.11 FT, W

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

2027

28-4S-17-08835-009

BUILDING CHARACTERISTICS

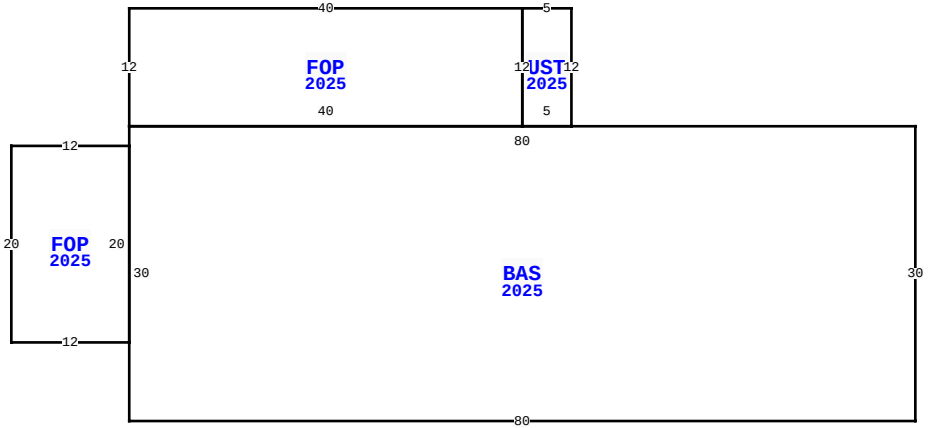
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	2,400	100	2025	2,400	196,994
FOP	240	30	2025	72	5,910
FOP	480	30	2025	144	11,819
UST	60	45	2025	27	2,216
TOTALS	3,180			2,643	216,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0187	01	2,643	106.5600	83.12	219,686	2024	2024	0	0	0	1.25	98.75

1 SFR/PREMTL 100% - 2025 Heated Area: 2400 HX Base Yr 2025



289 SW BEDENBAUGH LN, LAKE CITY

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

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	0030	BARN,MT	0	100	30	70	2,100.00	UT	20.00	20.00	100	2023	2022		100	32,000	
2	0040	BARN,POLE	0	100	30	48	1.00	UT	7,200.00	7,200.00	100	2025	2024		100	7,200	
3	0252	LEAN-TO W/	0	100	16	48	1.00	UT	1,536.00	1,536.00	100	2025	2024		100	1,536	
4	0252	LEAN-TO W/	0	100	16	48	1.00	UT	1,536.00	1,536.00	100	2025	2024		100	1,536	
5	0280	POOL R/CON	0	100	14	40	560.00	UT	70.00	70.00	100	2025	2024		98	38,416	
6	0166	CONC,PAVMT	0	100	31	60	1.00	UT	3,720.00	3,720.00	100	2025	2024		100	3,720	
7	0252	LEAN-TO W/	0	100	10	10	1.00	UT	200.00	200.00	100	2025	2024		100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		316,417
TOTAL MARKET OB/XF VALUE		84,608
TOTAL LAND VALUE - MARKET		97,740
TOTAL MARKET VALUE		420,643
SOH/AGL Deduction		62,847
ASSESSED VALUE		357,796
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		306,385
TOTAL JUST VALUE		498,765
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		507,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054213	New Residential C	145,000	10/08/2025
000054123	Right-of-Way Acce		09/22/2025
40220	STORAGE	0	07/27/2020
37570	PUMP/UTPOL	50	12/26/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1342/0598	8/08/2017	WD	Q	V	01	49,400

GRANTOR: BRUCE C FULWOOD & WAN

GRANTEE: KEVIN L JR & AMY E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=13,13] E80 S30 W80 N30 $
FOP=[YR=2025;ORIG=13,1] E40 S12 W40 N12 $
UST=[YR=2025;ORIG=53,1] E5 S12 W5 N12 $
FOP=[YR=2025;ORIG=1,15] E12 S20 W12 N20 $
.

LAND DESCRIPTION

TOTAL OB/XF 84,608

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	10.60	AC		1.00	1.00	1.00	280.00	280.00	2,968							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.60	AC		1.00	1.00	0.85	9,000.00	7,650.00	81,090							
3	0100	C	SFR	100					1.00	AC		1.00	1.00	0.85	9,000.00	7,650.00	7,650							
4	0100	C	SFR	0					1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							

REVIEW DATE 03/18/2026 BY robin Total Acres: 12.60 Total Land Value: 19,618 Market: 81,090 Agricultural: 2,968 Common: 16,650 PRINTED 11/17/2026 BY SYS

COMM SW COR OF SEC, N 2.50 FT TO SW BEDENBAUG LN FOR POB, E 685.4 FT, E 226.03 FT, N 341.11 FT, W

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BUILDING CHARACTERISTICS

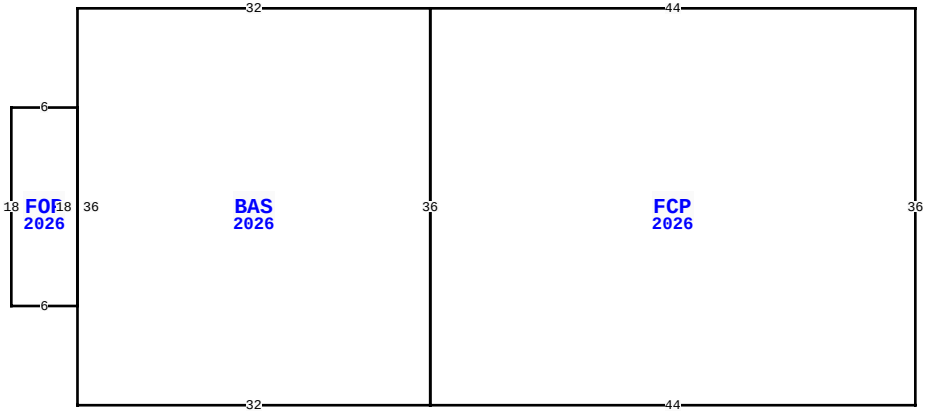
ELEMENT	CD	CONSTRUCTION
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Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	1,152	100	2026	1,152	72,530
FCP	1,584	25	2026	396	24,932
FOP	108	30	2026	32	2,015
TOTALS	2,844			1,580	99,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	1,580	104.9400	62.96	99,477	2025	2025	0	0	0	0.00	100.00

2 STRG/CONV 0% - 2026 Heated Area: 1152 HX Base Yr 2025



289 SW BEDENBAUGH LN, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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GRANTOR: BRUCE C FULWOOD & WAN

GRANTEE: KEVIN L JR & AMY E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=15,11] E32 S36 W32 N36 $
FCP=[YR=2026;ORIG=47,11] E44 S36 W44 N36 $
FOP=[YR=2026;ORIG=9,20] E6 S18 W6 N18 $
.

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

REVIEW DATE 03/18/2026 BY robin Total Acres: 12.60 Total Land Value: 19,618 Market: 81,090 Agricultural: 2,968 Common: 16,650 PRINTED 11/17/2026 BY SYS