

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

2026

28-4S-17-08835-009

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	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
BAS	2,400	100	2025
FOP	240	30	2025
FOP	480	30	2025
UST	60	45	2025
TOTALS	3,180		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR/PREMTL	100% - 2025		87.38	230,945	2024	2024	0	0	0	1.25
Heated Area: 2400 HX Base Yr 2025											

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			417,073
TOTAL MARKET OB/XF VALUE			84,608
TOTAL LAND VALUE - MARKET			97,740
TOTAL MARKET VALUE			521,299
SOH/AGL Deduction			81,140
ASSESSED VALUE			440,159
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			388,748
TOTAL JUST VALUE			599,421
NCON VALUE			189,015
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			406,314

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						

EXTRA FEATURES		289 SW BEDENBAUGH LN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0030	BARN,MT	0 100
2	0040	BARN,POLE	0 100
3	0252	LEAN-TO W/	0 100
4	0252	LEAN-TO W/	0 100
5	0280	POOL R/CON	0 100
6	0166	CONC,PAVMT	0 100
7	0252	LEAN-TO W/	0 100

TOTAL OB/XF												84,608				
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
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	

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																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

