NW1/4 OF SE1/4 OF SW1/4, EX 1 AC
609-360 & EX 1 AC DESC IN ORB 81
AN ADD'NL 0.14 AC DESC IN ORB 85

BEDENBAUGH KEVIN L SR/BEDENBAUGH MARLA B
5928 SW COUNTY ROAD 751
JASPER, FL 32052

2027

28-4S-17-08838-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

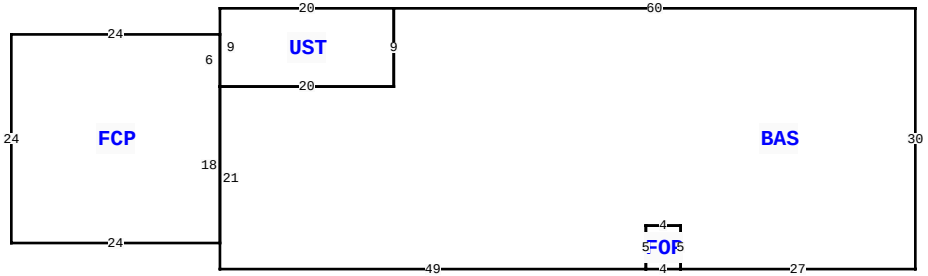
NEIGHBORHOOD/LOC 28417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,200	100		2,200	70,686
FCP	576	25		144	4,627
FOP	20	30		6	193
UST	180	45		81	2,603
TOTALS	2,976			2,431	78,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,431	83.4588	91.80	223,166	1966	1966	0	0	30	35.00	35.00

1 SINGLE FAM 100% - 2002 Heated Area: 2200 HX Base Yr 2002



911 SW WENDY TER, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 MLU
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1988	1988	3	40	14,336	
5	0030	BARN,MT	0	0	24	24	576.00	UT	10.00	10.00	100	2004	2004	3	100	5,760	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	78,108
TOTAL MARKET OB/XF VALUE	21,296
TOTAL LAND VALUE - MARKET	92,400
TOTAL MARKET VALUE	191,804
SOH/AGL Deduction	24,762
ASSESSED VALUE	167,042
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	115,631
TOTAL JUST VALUE	191,804
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/69	1/08/2026	WD	U	I	37	200,000
GRANTOR: REVOCABLE INTER-VIVOS						
GRANTEE: BEDENBAUGH KEVIN L						
1557/2799	1/08/2026	QC	U	I	11	100
GRANTOR: RICHARDSON JOHN I						
GRANTEE: BEDENBAUGH KEVIN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 UST= W20 S9 E20 N9$ S9 W20 FCP= N6 W24 S24 E24N18$
S21 E49 FOP= E4 N5 W4 S5$ N5 E4 S5 E27 N30$.

LAND DESCRIPTION

TOTAL OB/XF 21,296

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	0100	C	SFR	100		A-1	0.00	0.00	7.70	AC		1.00	1.00	1.00	12,000.00	12,000.00	92,400							

REVIEW DATE 10/07/2026 BY TP Total Acres: 7.70 Total Land Value: 92,400 Market: 0 Agricultural: 0 Common: 92,400 PRINTED 11/17/2026 BY SYS