BEG NE COR OF W1/2 OF SW1/4 OF S
1315.80 FT TO S LINE OF SEC, W 2
288.26 FT, W 90.03 FT, N 1021.43

WILLIAMS MARJORIE D LIVING TRUST
1235 SW BEDENBAUGH LN
LAKE CITY, FL 32025

2026

29-4S-17-08859-002

BUILDING CHARACTERISTICS

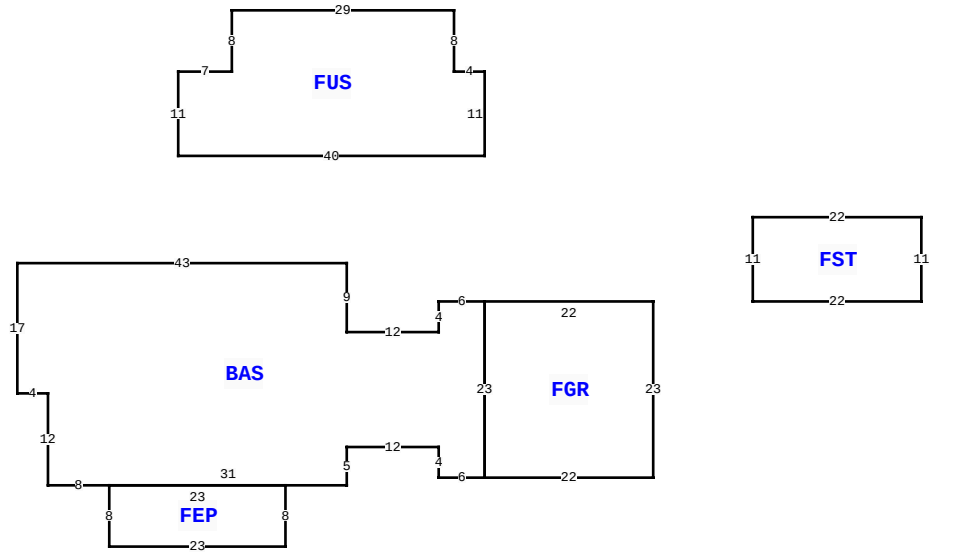
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 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	29417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,517	100		1,517	130,228
FEP	184	80		147	12,619
FGR	506	55		278	23,865
FST	242	55		133	11,417
FUS	672	100		672	57,688
TOTALS	3,121			2,747	235,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,747	117.9234	132.07	362,796	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 2189 HX Base Yr 2026



1235 SW BEDENBAUGH LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	235,817
TOTAL MARKET OB/XF VALUE	17,150
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	266,487
SOH/AGL Deduction	0
ASSESSED VALUE	266,487
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	215,076
TOTAL JUST VALUE	362,967
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	347,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1534/727	2/26/2025	TR	U	I	11	100
GRANTOR: WILLIAMS MARJORIE D L						
GRANTEE: WILLIAMS MARJORIE D						
1532/2294	11/12/2024	TR	U	I	11	100
GRANTOR: WILLIAMS MARJORIE D L						
GRANTEE: WILLIAMS MARJORIE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 S4 W12 N9 W43 S17 E4 S12 E8 FEP= S8 E23 N8 W23$ E31 N5 E12 S4 E6 FGR= E22 N23W22 S23$ N23$ PTR=N30 FUS= W4 N8 W29 S8 W7 S11 E40 N11$ S30$ PTR=E35 FST= E22 N11 W22S11$ W35$.

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	0296	SHED METAL	0	100	26	36	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	0	0	3	100	2,750	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
5	0296	SHED METAL	0	100	10	10	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
7	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
9	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
10	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 16,150

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	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 06/27/2017 BY BC Total Acres: 10.00 Total Land Value: 13,520 Market: 99,000 Agricultural: 2,520 Common: 11,000 PRINTED 06/22/2026 BY SYS

BEG NE COR OF W1/2 OF SW1/4 OF S
1315.80 FT TO S LINE OF SEC, W 2
288.26 FT, W 90.03 FT, N 1021.43

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11	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

TOTAL OB/XF 1,000

LAND DESCRIPTION

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 06/27/2017 BY BC — Total Acres: 10.00 — Total Land Value: 13,520 — Market: 99,000 — Agricultural: 2,520 — Common: 11,000 — PRINTED 06/22/2026 BY SYS