

COMM SW COR OF SEC, RUN N 767.47
W 38.34 FT, N 560.22 FT, E 292.0
FT, W 255.31 FT TO POB. A PORTIO

SARGENT WILLIAM M/SARGENT DOROTHY P
1279 SW BEDENBAUGH LN
LAKE CITY, FL 32025

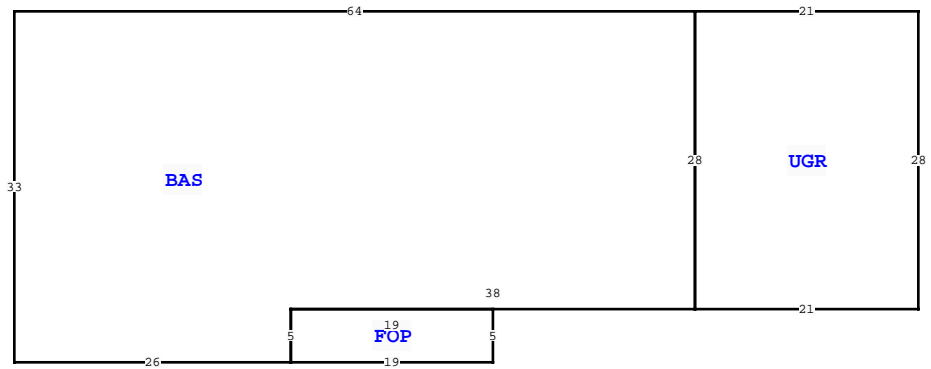
2026

29-4S-17-08859-003



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	29417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,922	100	
FOP	95	30	
UGR	588	45	
TOTALS	2,605		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 0	127.98	283,476	1982	1982		0	0	35.00	65.00
Heated Area: 1922 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			184,259
TOTAL MARKET OB/XF VALUE			2,646
TOTAL LAND VALUE - MARKET			47,000
TOTAL MARKET VALUE			233,905
SOH/AGL Deduction			101,066
ASSESSED VALUE			132,839
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			81,428
TOTAL JUST VALUE			233,905
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			224,505
SALE:1:1: 3.76 AC			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1547/2750	8/27/2025	LE	U	I	14	100
GRANTOR: SARGENT WILLIAM M						
GRANTEE: SARGENT WILLIAM M (
0748/0644	7/15/1991	WD	Q	I		77,900
GRANTOR: JIMMY JOHNSON						
GRANTEE: WILLIAM SARGENT						

EXTRA FEATURES		1279 SW BEDENBAUGH LN, LAKE CITY														
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0210	GARAGE U	0	100	11	20	220.00	UT	4.30	100	0	0	3	100	946	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	500	

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

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W64 S33 E26 FOP= E19 N5W19 S5\$ N5 E38 UGR= E21 N28 W21 S28\$ N28\$.												

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	0100	C	SFR	100		A-1	0.00	0.00	3.76	AC		1.00	1.00	1.00	12,500.00	12,500.00	47,000								