

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 | | | | | | | | | | Heated Area: 1922 | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td></td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | | | | BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | 05/06/2026 | | |
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | | | | | | | | | | | | | | |
| | | | 05/06/2026 | | | | | | | | | | | | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | | PAGE 1 of 1 | 2 | |
|---|-----------|-----------|-------|--------------|--------|------------|
| VALUATION SUMMARY | | | | | | |
| VALUATION BY | | | | STANDARD | | |
| Tax Group: 2 | | | | Tax Dist: | | |
| BUILDING MARKET VALUE | | | | 187,542 | | |
| TOTAL MARKET OB/XF VALUE | | | | 2,646 | | |
| TOTAL LAND VALUE - MARKET | | | | 47,000 | | |
| TOTAL MARKET VALUE | | | | 237,188 | | |
| SOH/AGL Deduction | | | | 104,349 | | |
| ASSESSED VALUE | | | | 132,839 | | |
| TOTAL EXEMPTION VALUE | | | | HX HB 51,411 | | |
| BASE TAXABLE VALUE | | | | 81,428 | | |
| TOTAL JUST VALUE | | | | 237,188 | | |
| 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 | | | | | | |
| BUILDING NOTES | | | | | | |
| BUILDING DIMENSIONS | | | | | | |
| BAS= W64 S33 E26 FOP= E19 N5W19 S5\$ N5 E38 UGR= E21 N28 W21 S28\$ N28\$. | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|----|-------|--------|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | |

| 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 | | | | | | | |