COMM SE COR OF W1/2 OF SW1/4 OF
FT, N 10.92 FT TO N R/W OF SW BE
POB, CONT N 705.59 FT, E 310.35

TICE JESSICA GAYLE
981 SW BEDENBAUGH LN
LAKE CITY, FL 32025

2027

29-4S-17-08859-004

BUILDING CHARACTERISTICS

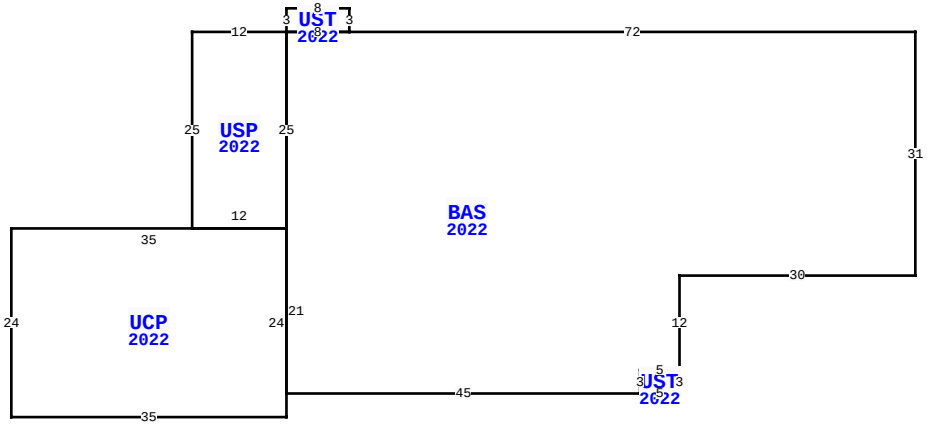
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
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	3,215	100	2022	3,215	193,051
UCP	840	20	2022	168	10,088
USP	300	35	2022	105	6,305
UST	15	45	2022	7	421
UST	24	45	2022	11	660
TOTALS	4,394			3,506	210,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,506	83.9800	92.38	323,884	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 3215 HX Base Yr 2023



981 SW BEDENBAUGH, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		210,525
TOTAL MARKET OB/XF VALUE		4,580
TOTAL LAND VALUE - MARKET		57,110
TOTAL MARKET VALUE		229,228
SOH/AGL Deduction		5,777
ASSESSED VALUE		223,451
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		172,040
TOTAL JUST VALUE		272,215
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051999	Electrical Servic	0	01/06/2025
000045951	Roof Replacement	10,000	11/17/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/416	8/11/2022	WD	U	I	30	201,200
GRANTOR: TICE MICHAEL						
GRANTEE: TICE JESSICA GAYLE						
1464/2563	4/18/2022	WD	U	V	11	100
GRANTOR: TICE ANISE E TESTAMEN						
GRANTEE: TICE MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=10,-10] W72 W8 S25 S21 E45 N3 E5 N12 E30 N31 $
UCP=[YR=2022;ORIG=-105,15] E35 S24 W35 N24 $
USP=[YR=2022;ORIG=-82,-10] E12 S25 W12 N25 $
UST=[YR=2022;ORIG=-70,-13] E8 S3 W8 N3 $
UST=[YR=2022;ORIG=-25,33] E5 S3 W5 N3 $
.

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	2022	2021		100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	800.00	800.00	100	2022	2021		100	800	
3	0297	SHED CONCR	0	100	0	0	208.00	UT	10.00	10.00	100	2023	2022		100	2,080	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	

LAND DESCRIPTION

TOTAL OB/XF 4,580

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	280.00	280.00	1,123							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,110							
3	0100	C	SFR	100					1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 02/13/2025 BY TW Total Acres: 5.01 Total Land Value: 14,123 Market: 44,110 Agricultural: 1,123 Common: 13,000 PRINTED 11/17/2026 BY SYS