

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

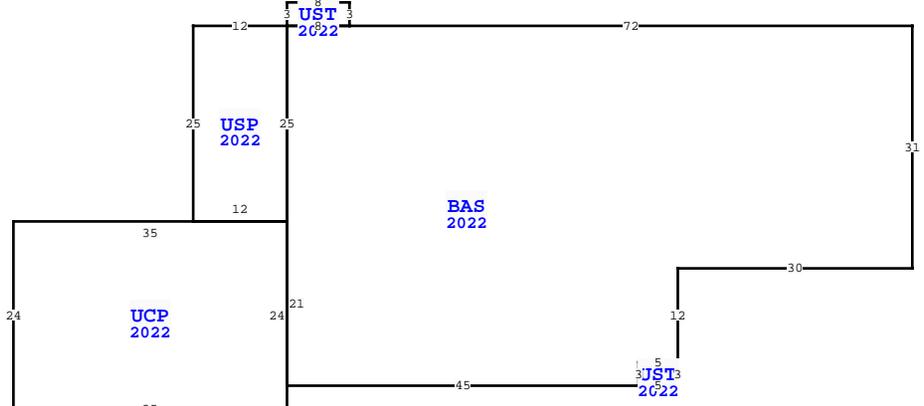
TICE JESSICA GAYLE  
981 SW BEDENBAUGH LN  
LAKE CITY, FL 32025

**2026**

29-4S-17-08859-004

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	06	VINYL ASB	50
Interior Floor	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
BAS	3,215	100	2022
UCP	840	20	2022
USP	300	35	2022
UST	15	45	2022
UST	24	45	2022
TOTALS	4,394		

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	95.74	335,664	1965	1965		0	0	35.00	65.00	
1 SINGLE FAM 100% - 2023 Heated Area: 3215 HX Base Yr 2023													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			218,182
TOTAL MARKET OB/XF VALUE			4,580
TOTAL LAND VALUE - MARKET			57,110
TOTAL MARKET VALUE			236,885
SOH/AGL Deduction			19,910
ASSESSED VALUE			216,975
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			165,564
TOTAL JUST VALUE			279,872
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			274,043

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						

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	UT	1,200.00	1,200.00	100	2022	2021		100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	UT	800.00	800.00	100	2022	2021		100	800	
3	0297	SHED CONCR	0	100	0	0	UT	10.00	10.00	100	2023	2022		100	2,080	
4	0120	CLFENCE	4	0	100	0	UT	500.00	500.00	100	2023	2022		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	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							

BUILDING NOTES									
981 SW BEDENBAUGH, LAKE CITY									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/06/2026 MLU									

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 \$									