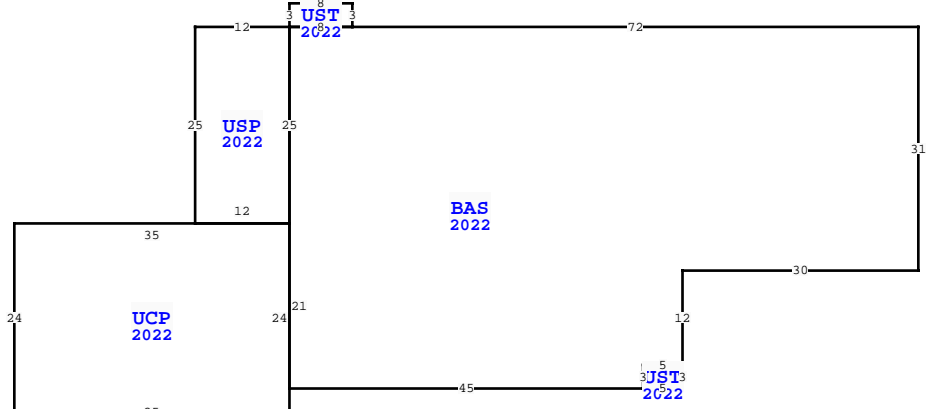


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK 100	
Exterior Wall	00	N/A 0	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	06	VINYL ASB 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating 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	
1	SINGLE FAM	100%	- 2023	94.06	329,774	1965	1965	0	0	35.00	65.00	
Heated Area: 3215 HX Base Yr 2023												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			214,353
TOTAL MARKET OB/XF VALUE			4,580
TOTAL LAND VALUE - MARKET			57,110
TOTAL MARKET VALUE			233,056
SOH/AGL Deduction			16,081
ASSESSED VALUE			216,975
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			165,564
TOTAL JUST VALUE			276,043
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		981 SW BEDENBAUGH, 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	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 4,580																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	
BLD DATE	
XF DATE	
INC DATE	
LGL DATE	05/06/2026 MLU
LAND DATE	
AG DATE	

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 \$	