COMM SW COR OF SEC, RUN E 327.29
W LINE OF PROP DESC IN ORB 229-9
FT TO N R/W OF HILLCREST RD FOR

ANDERSON ROGER
188 SE POLK LN
LAKE CITY, FL 32025

2027

29-4S-17-08862-003

BUILDING CHARACTERISTICS

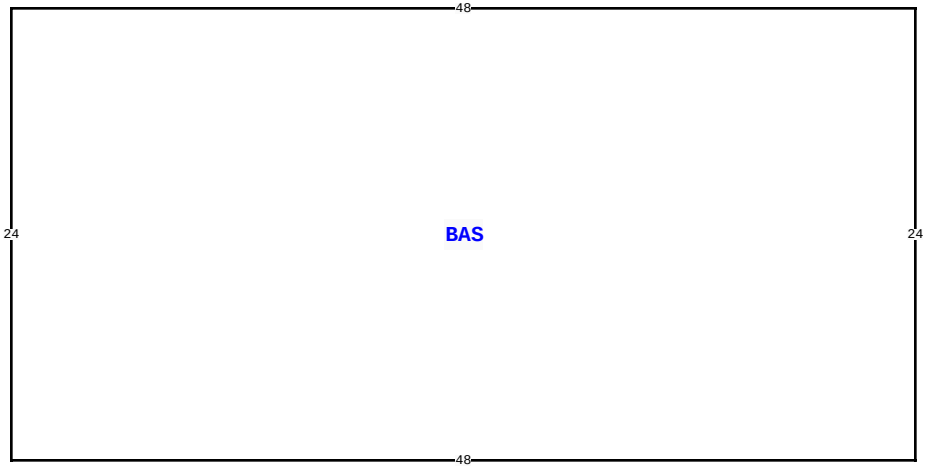
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,152	100		1,152	31,214
TOTALS	1,152			1,152	31,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	112.9000	67.74	78,036	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 1152 HX Base Yr



1289 SW BEDENBAUGH LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	50	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	31,214
TOTAL MARKET OB/XF VALUE	350
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	49,564
SOH/AGL Deduction	0
ASSESSED VALUE	49,564
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,564
TOTAL JUST VALUE	49,564
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056652	Roof Replacement	5,200	09/24/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/1235	9/02/2026	WD	Q	I	01	85,000
GRANTOR: WATERFALL VICTORIA II						
GRANTEE: ANDERSON ROGER						
1565/1943	4/14/2026	CT	U	I	18	100
GRANTOR: JONES MARTREACE L						
GRANTEE: WATERFALL VICTORIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E48 N24$.

LAND DESCRIPTION

TOTAL OB/XF 350

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	0200	C	MBL HM	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	9,000							
2	0000	C	VAC RES	0			0.00	0.00	0.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	9,000							

REVIEW DATE 11/05/2018 BY DF Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/16/2026 BY SYS