COMM SE COR OF SEC, W 529 FT, N
MAINT R/W OF SW BEDENBAUGH LN &
1272.01 FT, W 867.10 FT, S 1276.

GERKE GARY NEAL
P O BOX 384
LAKE CITY, FL 32056-0384

2027

30-4S-17-08913-008

BUILDING CHARACTERISTICS

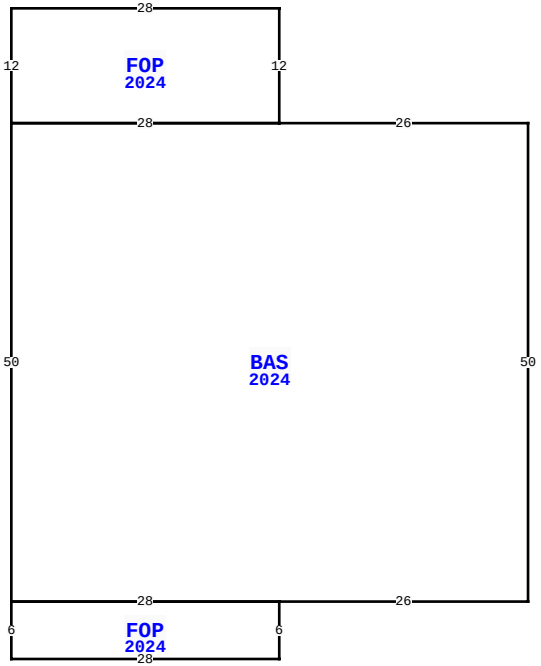
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	30417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,700	100	2024	2,700	320,748
FOP	168	30	2024	50	5,940
FOP	336	30	2024	101	11,998
TOTALS	3,204			2,851	338,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,851	110.2000	121.22	345,598	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2700 HX Base Yr 2024



1483 SW BEDENBAUGH LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	338,686
TOTAL MARKET OB/XF VALUE	73,800
TOTAL LAND VALUE - MARKET	149,250
TOTAL MARKET VALUE	426,979
SOH/AGL Deduction	10,518
ASSESSED VALUE	416,461
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	365,050
TOTAL JUST VALUE	561,736
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	567,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045509	Electrical Servic	0	09/21/2022
000043587	New Residential C	350,000	03/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/1283	10/15/2021	WD	Q	I	01	150,000

GRANTOR: LEE JOHN J

GRANTEE: GERKE GARY NEAL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,30] S50 E28 E26 N50 W26 W28 $
FOP=[YR=2024;ORIG=50,18] S12 E28 N12 W28 $
FOP=[YR=2024;ORIG=50,80] S6 E28 N6 W28 $
.

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	0030	BARN,MT	0	100	30	100	1.00	UT	60,000.00	60,000.00	100	2023	2022		100	60,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	12,000.00	12,000.00	100	2023	2022		100	12,000	
3	0166	CONC,PAVMT	0	100	0	0	600.00	UT	3.00	3.00	100	2024	2023		100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 73,800

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	5200	A	CROPLAND 2	100					18.90	AC		1.00	1.00	1.00	370.00	370.00	6,993							
3	9910	M	MKT.VAL.AG	100					18.90	AC		1.00	1.00	1.00	7,500.00	7,500.00	141,750							

REVIEW DATE 12/06/2023 BY jerry Total Acres: 19.90 Total Land Value: 14,493 Market: 141,750 Agricultural: 6,993 Common: 7,500 PRINTED 11/17/2026 BY SYS