

449.4 FT E & W BY 194.7 FT N & S
 SE1/4 OF SE1/4, EX E1/2 OF E1/2
 918-1519 & EX 0.50 AC DESC ORB 9

HOUK TOMMY JR/HOUK KATHY
 1401 SW BEDENBAUGH LN
 LAKE CITY, FL 32025

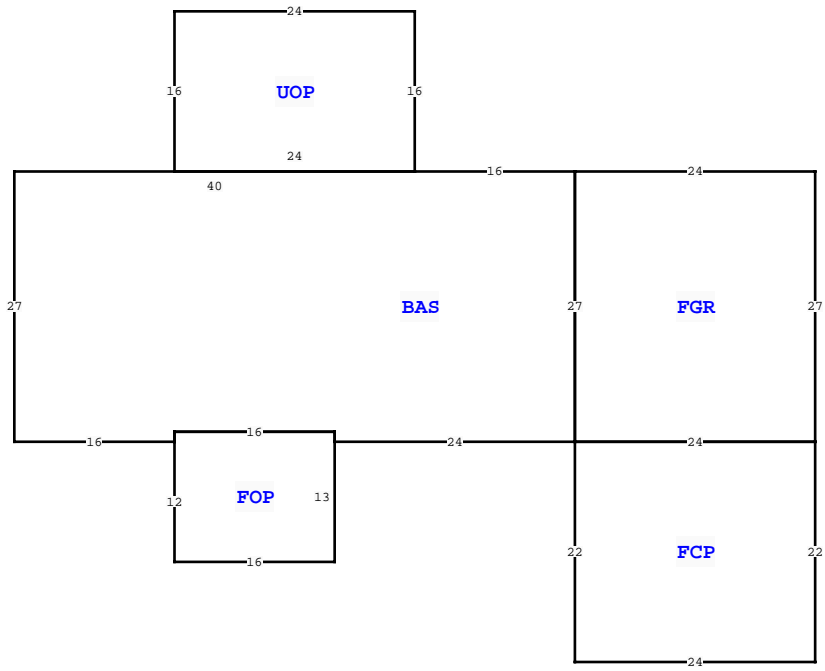
2026

30-4S-17-08914-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectural	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	2,153	112.9000	67.74	145,844	1987	1987	0	0	0	60.00	40.00	
1 MOBILE HME 50% - 0 Heated Area: 1496 HX Base Yr													



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
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	1,496	100		1,496	40,536
FCP	528	25		132	3,577
FGR	648	55		356	9,646
FOP	208	35		73	1,978
UOP	384	25		96	2,601
TOTALS	3,264			2,153	58,338

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		58,338	
TOTAL MARKET OB/XF VALUE		9,783	
TOTAL LAND VALUE - MARKET		20,000	
TOTAL MARKET VALUE		88,121	
SOH/AGL Deduction		29,673	
ASSESSED VALUE		58,448	
TOTAL EXEMPTION VALUE	HA HAB	21,197	
BASE TAXABLE VALUE		37,251	
TOTAL JUST VALUE		88,121	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		86,121	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1176/2001	7/06/2009	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: TOMMY HOUK JR & KAT						
0623/0325	4/30/1987	WD	U	V		2,900
GRANTOR: JONES BEN EST						
GRANTEE: HOUK TOMMY D &						

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	0294	SHED WOOD/	0	50	9	8	72.00	UT	3.30	3.30	100	0	0	3	100	238	
2	0166	CONC, PAVMT	0	50	24	24	576.00	UT	1.12	1.12	100	0	0	3	100	645	
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	50	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
5	0169	FENCE/WOOD	0	50	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
6	0081	DECKING WI	0	50	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

1401 SW BEDENBAUGH LN, LAKE CITY														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	04/16/2026
														INC DATE		AG DATE	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W16 UOP= N16 W24 S16 E24\$ W40 S27 E16 FOP= S12 E16N13													
W16 S1\$ N1 E16 S1 E24 FCP= S22 E24 N22 W24\$ FGR= E24 N27 W24													
S27\$ N27\$.													

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	0200	C	MBL HM	50		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							