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

2027

30-4S-17-08914-000

BUILDING CHARACTERISTICS

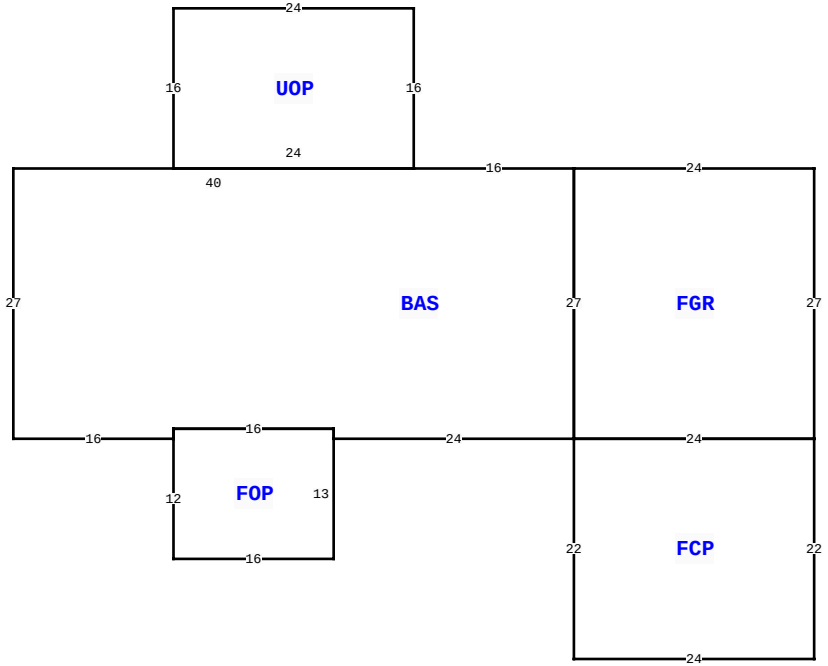
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.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

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



1401 SW BEDENBAUGH LN, LAKE CITY

BLD DATE		LGL DATE	04/16/2026 MLU
XF DATE		LAND DATE	
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	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	

COLUMBIA COUNTY PROPERTY

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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		25,312
ASSESSED VALUE		62,809
TOTAL EXEMPTION VALUE	HA HAB	21,833
BASE TAXABLE VALUE		40,976
TOTAL JUST VALUE		88,121
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,121

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 &						

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 9,783

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	50		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 07/05/2017 BY DF Total Acres: 1.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS