

THE E1/2 OF THE E1/2 OF THE FOLL  
COR OF SEC, RUN N 219.49 FT, W 5  
CONT S 194.7 FT, W 449.4 FT, N 1

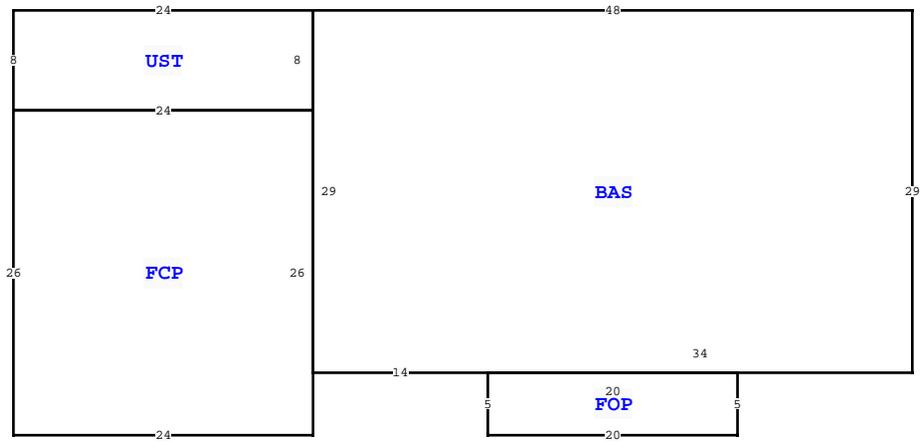
HOUK DEDIRE  
1377 SW BEDENBAUGH LN  
LAKE CITY, FL 32025

**2026**

30-4S-17-08914-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	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
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	30417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,392	100	
FCP	624	25	
FOP	100	30	
UST	192	45	
TOTALS	2,308		
			1,664
			160,786

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%	- 2019	127.14	211,561	2001	2001	0	0	24.00	76.00



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			160,786	
TOTAL MARKET OB/XF VALUE			2,468	
TOTAL LAND VALUE - MARKET			12,000	
TOTAL MARKET VALUE			175,254	
SOH/AGL Deduction			52,039	
ASSESSED VALUE			123,215	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			71,804	
TOTAL JUST VALUE			175,254	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			173,762	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045289	Roof Replacement	18,100	08/26/2022
18427	SFR	269	06/20/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1361/2136	5/31/2018	QC	U	I	11	100

GRANTOR: TOMMY D HOUK JR  
GRANTEE: DEDIRE HOUK

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/15/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W48 UST= W24 S8 FCP= S26 E24 N26 W24\$ E24 N8\$ S29 E14 FOP= S5E20 N5 W20\$ E34 N29\$.	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC, PAVMT	0	100	16	24	384.00	UT	2.00	100	2012	2012	3	100	768	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	500	

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	0100	C	SFR	100		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.50	16,000.00	24,000.00	12,000							