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COR OF SEC, RUN N 219.49 FT, W 5
CONT S 194.7 FT, W 449.4 FT, N 1

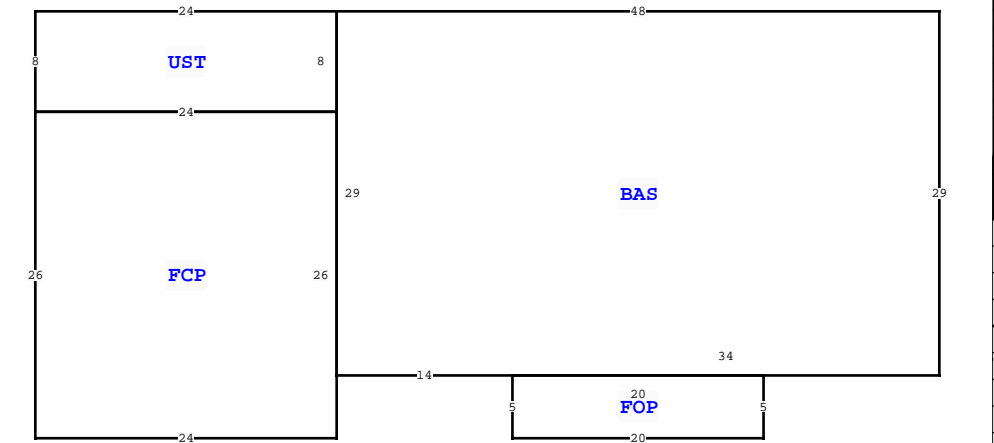
HOUK DEDIRE
1377 SW BEDENBAUGH LN
LAKE CITY, FL 32025

2026

30-4S-17-08914-001
VALUATION SUMMARY

ELEMENT	CD	CONSTRUCTION
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,664	111.5240	124.91	207,850	2001	2001	0	0	24.00	76.00



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			157,966
TOTAL MARKET OB/XF VALUE			2,468
TOTAL LAND VALUE - MARKET			12,000
TOTAL MARKET VALUE			172,434
SOH/AGL Deduction			49,219
ASSESSED VALUE			123,215
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			71,804
TOTAL JUST VALUE			172,434
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			173,762

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100		1,392	132,145
FCP	624	25		156	14,809
FOP	100	30		30	2,848
UST	192	45		86	8,164
TOTALS	2,308			1,664	157,966

QUALITY	DOR CODE	MAP NUM	MKT AREA	NEIGHBORHOOD/LOC
05 05	0100			SINGLE FAMILY
				30417.00 1.00/

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

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	

EXTRA FEATURES		TOTAL OB/XF	
BLD DATE		LGL DATE	04/15/2026
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

BUILDING NOTES	

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

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							