

THE W1/2 OF E1/2 OF THE FOLLOWIN
449.4 FT E & W BY 194.7 FT N & S
SE1/4 OF SE1/4. ALSO DESC AS: CO

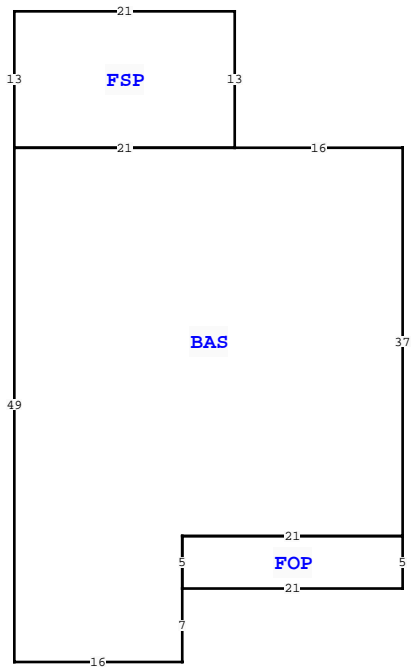
NICHOLS RITA
1381 SW BEDENBAUGH LN
LAKE CITY, FL 32025

2026

30-4S-17-08914-002
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
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	1,561	100	
FOP	105	30	
FSP	273	40	
TOTALS	1,939		

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%	2007	147.58	251,181	2006	2006	0	0	19.00	81.00
Heated Area: 1561											
HX Base Yr 2007											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		203,457	
TOTAL MARKET OB/XF VALUE		2,436	
TOTAL LAND VALUE - MARKET		11,250	
TOTAL MARKET VALUE		217,143	
SOH/AGL Deduction		69,196	
ASSESSED VALUE		147,947	
TOTAL EXEMPTION VALUE	HX HB WX	55,722	
BASE TAXABLE VALUE		92,225	
TOTAL JUST VALUE		217,143	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		219,654	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24466	SFR	479	05/05/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/2506	4/21/2025	LE U		I	14	100
GRANTOR: NICHOLS RITA J						
GRANTEE: NICHOLS RITA J (ENH)						
1539/1500	4/21/2025	QC U		I	11	100
GRANTOR: HOUK TOMMY D						
GRANTEE: NICHOLS RITA H						

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	0166	CONC, PAVMT	0	100 24 32	768.00	UT	2.00	2.00	100	2012	2012	3	100	1,536	
2	0296	SHED METAL	0	100 0 0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
3	0169	FENCE/WOOD	0	100 0 0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
4	0294	SHED WOOD/	0	100 0 0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

TOTAL OB/XF										2,436					
1381 SW BEDENBAUGH LN, LAKE CITY										BLD DATE		LGL DATE			
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W16 FSP= N13 W21 S13 E21\$ W21 S49 E16 N7 FOP= E21 N5 W21 S5\$ N5 E21 N37\$.									

LAND DESCRIPTION										TOTAL OB/XF										2,436					
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	15,000.00	22,500.00	11,250								