

LOT 16 BLK 1 IDLEAWILE REPLAT.  
306-171, 799-2228, LE 1414-1353,

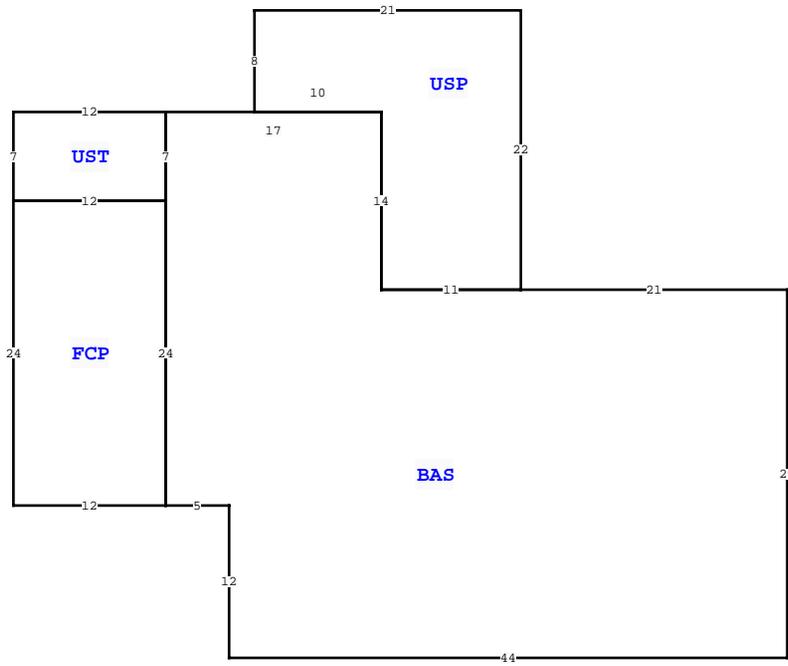
BEDENBAUGH JENNIFER S/SMITHY BRADFORD WAYNE  
6488 S US HIGHWAY 441  
LAKE CITY, FL 32025

**2026**

31-3S-17-06084-000  
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	14	CARPET 90	
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	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	06
NEIGHBORHOOD/LOC	31317.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,599	100	
FCP	288	25	
USP	322	35	
UST	84	45	
TOTALS	2,293		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,822	112.5000	128.25	233,672	1960	1960	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2026 Heated Area: 1599 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			151,887
TOTAL MARKET OB/XF VALUE			3,800
TOTAL LAND VALUE - MARKET			15,500
TOTAL MARKET VALUE			171,187
SOH/AGL Deduction			0
ASSESSED VALUE			171,187
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			171,187
TOTAL JUST VALUE			171,187
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			168,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1414/1353	6/29/2020	LE U	I	I	14	0
GRANTOR: JOEL WAYNE SMITHY (EN)						
GRANTEE: JENNIFER S BEDENBAU						
0799/2228	12/30/1994	WD Q	I			65,000
GRANTOR: GILBERT & MILDRED MIL						
GRANTEE: JOEL WAYNE SMITHY						

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0296	SHED METAL	0	0	8	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0070	CARPORT UF	0	0	24	30	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	

TOTAL OB/XF														3,800
305 NW GWEN LAKE AVE, LAKE CITY														
BLD DATE		LGL DATE		04/27/2022		MLU								
XF DATE		LAND DATE												
INC DATE		AG DATE												

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W21 USP= N22 W21 S8 E10S14 E11\$ W11 N14 W17 UST= W12 S7 E12 N7\$ S7 FCP= W12 S24 E12 N24\$ S24 E5 S12 E44 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	0		*RSF-2	0.00	0.00	16,315.68	SF		1.00	1.00	1.00	0.95	0.95	15,500							