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

2027

31-3S-17-06084-000

BUILDING CHARACTERISTICS

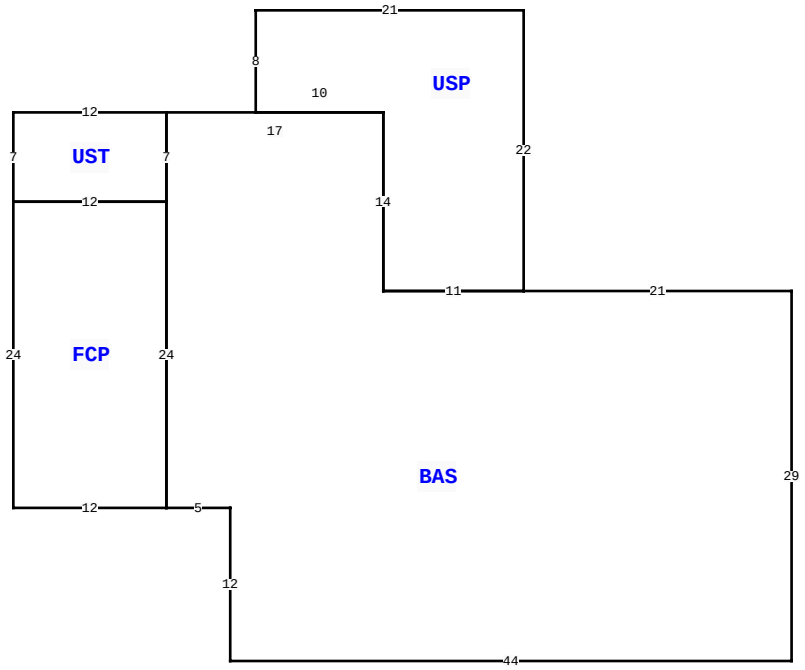
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,599	100		1,599	128,619
FCP	288	25		72	5,792
USP	322	35		113	9,090
UST	84	45		38	3,057
TOTALS	2,293			1,822	146,557

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	123.75	225,472	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1599 HX Base Yr



305 NW GWEN LAKE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	146,557
TOTAL MARKET OB/XF VALUE	3,800
TOTAL LAND VALUE - MARKET	20,395
TOTAL MARKET VALUE	170,752
SOH/AGL Deduction	0
ASSESSED VALUE	170,752
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,752
TOTAL JUST VALUE	170,752
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,417

SALE:1:1: LOT 16 BLK 1 IDLEAWILE REPLAT

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	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						

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 3,800

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	0100	C	SFR	0		*RSF-2	0.00	0.00	16,315.68	SF		1.00	1.00	1.00	1.25	1.25	20,395							

REVIEW DATE 08/17/2016 BY DF Total Acres: 0.37 Total Land Value: 20,395 Market: 0 Agricultural: 0 Common: 20,395 PRINTED 11/17/2026 BY SYS