NW1/4 OF NE1/4 & E1/2 OF NE1/4 & (ALL E OFI-75) EX 19.9 AC OFF E NE1/4.

GATEWAY DEVELOPMENT LLC
P O BOX 215
LAKE CITY, FL 32056

2027

31-4S-17-08916-000

BUILDING CHARACTERISTICS

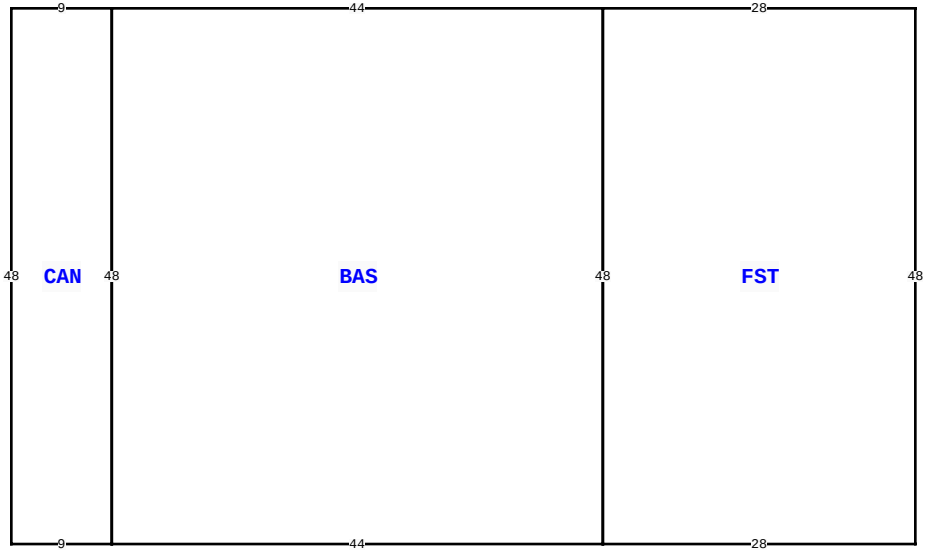
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Plumbing		6 100
Frame	05	STEEL 100
Story Height		12 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	31417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,112	100		2,112	121,877
CAN	432	30		130	7,502
FST	1,344	70		941	54,302
TOTALS	3,888			3,183	183,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	3,183	163.2800	62.05	197,505	2016	2016	0	0	0	7.00	93.00

1 PREF M B A 0% - 0 Heated Area: 2112 HX Base Yr



1550 SW BEDENBAUGH LN, LAKE CITY

BLD DATE		LGL DATE	05/04/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	183,680
TOTAL MARKET OB/XF VALUE	13,020
TOTAL LAND VALUE - MARKET	246,000
TOTAL MARKET VALUE	216,420
SOH/AGL Deduction	0
ASSESSED VALUE	216,420
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	216,420
TOTAL JUST VALUE	442,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	442,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38087	PUMP/UTPOL	50	05/08/2019
34059	COMMERCIAL	888	05/13/2016
8157	M H	125	03/14/1994
7029	SFR	28,000	04/08/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1307/0709	1/06/2016	WD	U	V	30	100
GRANTOR: EVA E HARRISON						
GRANTEE: GATEWAY DEVELOPMENT						
1288/0876	1/26/2015	WD	U	V	30	100
GRANTOR: EVA E HARRISON (RESER						
GRANTEE: ANN L LEPLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 CAN= W9 S48 E9 N48$ S48 E44 N48$ FST= S48 E28 N48 W28$.

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	0070	CARPORT UF	0	0	12	20	240.00	UT	3.00	3.00	100	2003	2003	3	100	720	
2	0166	CONC,PAVMT	0	0	0	0	2,650.00	UT	2.00	2.00	100	2016	2016	3	100	5,300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 13,020

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	6900	A	ORNAMENTAL	0		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.00	550.00	550.00	6,600							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	29.00	AC		1.00	1.00	1.00	280.00	280.00	8,120							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	41.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	246,000							
4	5020	A	AGRI ACRGE	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							

REVIEW DATE 06/30/2017 BY BC Total Acres: 42.00 Total Land Value: 19,720 Market: 246,000 Agricultural: 19,720 Common: 0 PRINTED 11/17/2026 BY SYS