

BEG SE COR OF NE1/4 OF NE1/4, RU
1387.42 FT, E 713 FT, S 1417 FT
NE COR OF SEC, RUN W 405 FT FOR

CROCKER CAROLE D
1346 SW BEDENBAUGH LN
LAKE CITY, FL 32025

2026

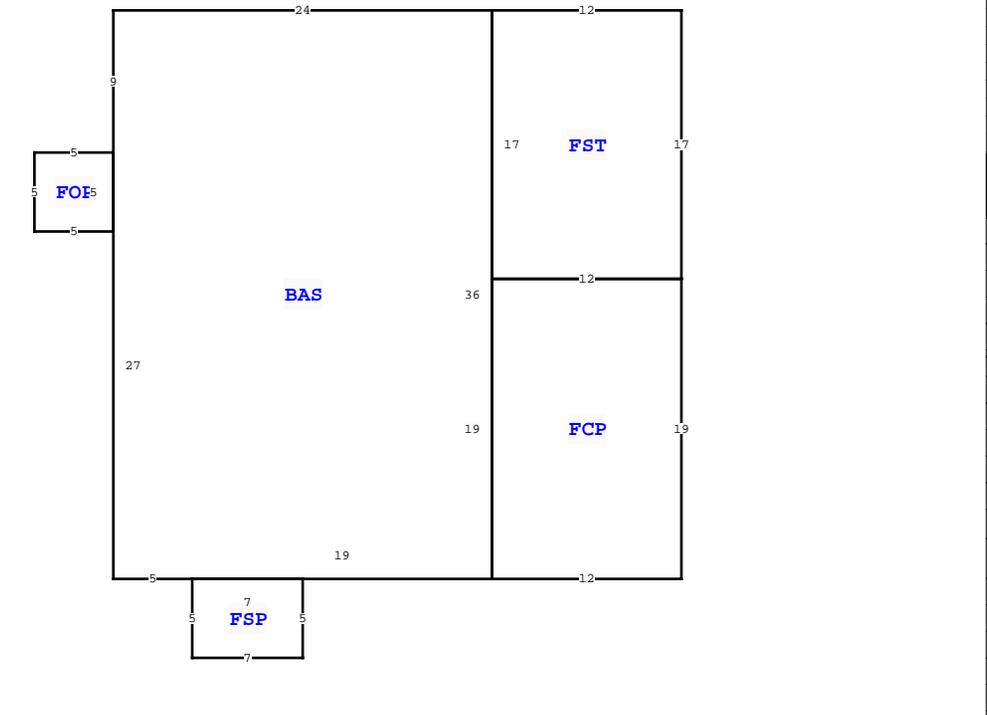
31-4S-17-08917-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	06 VINYL ASB 100
Air Condition	03 CENTRAL 100
Heating Type	03 FORCED AIR 100
Bedrooms	1 100
Bathrooms	1 100
Frame	N/A 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	1,055	103.0200	117.44	123,899	1960	1960	0	0	35.00	65.00		

COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	799,394			
TOTAL MARKET OB/XF VALUE	7,325			
TOTAL LAND VALUE - MARKET	130,725			
TOTAL MARKET VALUE	818,819			
SOH/AGL Deduction	0			
ASSESSED VALUE	818,819			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	818,819			
TOTAL JUST VALUE	937,444			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	923,324			



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	864	100		864	65,954
FCP	228	25		57	4,351
FOP	25	30		8	611
FSP	35	40		14	1,069
FST	204	55		112	8,549
TOTALS	1,356			1,055	80,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042419	Solar Power Syste	78,720	07/27/2021
23356	SFR	772	07/05/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0740/0711	1/03/1991	WD	Q	I	06	110,000

GRANTOR: B E OWENS
GRANTEE: CAROLE CROCKER

1346 SW BEDENBAUGH LN, LAKE CITY

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

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	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0040	BARN,POLE	0	0	40	36	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0166	CONC,PAVMT	0	0	0	0	378.00	UT	3.00	3.00	100	2007	2007	3	100	1,134	
4	0260	PAVEMENT-A	0	0	0	0	3,727.00	UT	1.50	1.50	100	2007	2007	3	100	5,591	

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS
FST= S17 E12 N17 W12\$ BAS= W24 S9 FOP= W5 S5 E5N5\$ S27 E5
FSP= S5 E7 N5 W7\$ E19 FCP= N19 E12 S19 W12\$ N 36\$.

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	DPHT 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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	16.43	AC		1.00	1.00	1.00	280.00	280.00	4,600							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	16.43	AC		1.00	1.00	1.00	7,500.00	7,500.00	123,225							

