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

2027

31-4S-17-08917-000

BUILDING CHARACTERISTICS

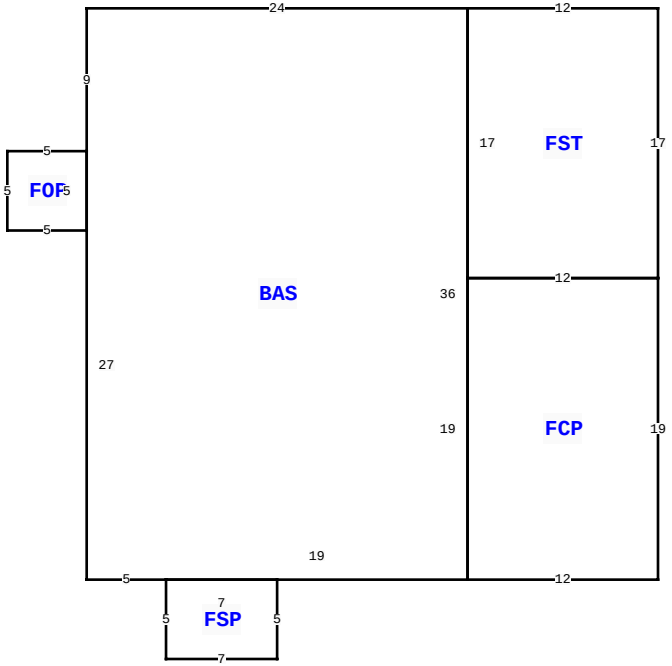
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	63,640
FCP	228	25		57	4,198
FOP	25	30		8	590
FSP	35	40		14	1,031
FST	204	55		112	8,250
TOTALS	1,356			1,055	77,709

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	113.32	119,553	1960	1960	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 864 HX Base Yr



1346 SW BEDENBAUGH LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	762,899
TOTAL MARKET OB/XF VALUE	7,325
TOTAL LAND VALUE - MARKET	130,725
TOTAL MARKET VALUE	782,324
SOH/AGL Deduction	0
ASSESSED VALUE	782,324
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	782,324
TOTAL JUST VALUE	900,949
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	923,427

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

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 7,325

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		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							

REVIEW DATE 06/30/2017 BY BC Total Acres: 17.43 Total Land Value: 12,100 Market: 123,225 Agricultural: 4,600 Common: 7,500 PRINTED 11/17/2026 BY SYS

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

2027

31-4S-17-08917-000

BUILDING CHARACTERISTICS

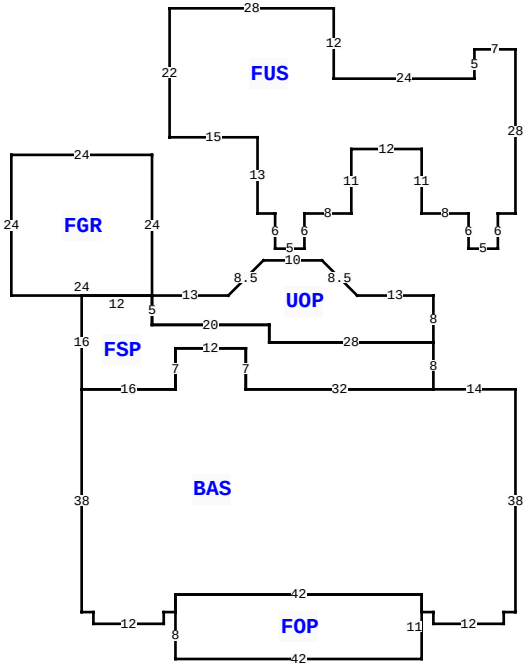
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	09	09
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	2,818	100		2,818	383,108
FGR	576	55		317	43,096
FOP	462	30		139	18,897
FSP	552	40		221	30,045
FUS	1,461	100		1,461	198,623
UOP	420	20		84	11,420
TOTALS	6,289			5,040	685,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,040	152.5810	167.84	845,914	2007	2007	0	0	0	19.00	81.00

3 SINGLE FAM 0% - 0 Heated Area: 4279 HX Base Yr



1346 SW BEDENBAUGH LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	762,899
TOTAL MARKET OB/XF VALUE	7,325
TOTAL LAND VALUE - MARKET	130,725
TOTAL MARKET VALUE	782,324
SOH/AGL Deduction	0
ASSESSED VALUE	782,324
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	782,324
TOTAL JUST VALUE	900,949
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	923,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N8 UOP= N8 W13 L6 U6 W10 D6 L6 W13 S5 E20 S3 E28$ W28 N3 W20 N5 FGR= N24 W24 S24 E24 $ W12 S16 E16 N7 E12 S7 E32$ W32 N7 W12 S7 W16 S38 E2 S2 E12 N2 E2 FOP= S8 E42 N11 W42 S3$ N3 E42 S3 E2 S2 E12 N2 E2 N38$ PTR= N30 FUS= N28 W7 S5 W24 N12 W28 S22 E15 S13 E3 S6 E5 N6 E8 N11 E12 S11 E8 S6 E5 N6 E3$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/30/2017 BY BC Total Acres: 17.43 Total Land Value: 12,100 Market: 123,225 Agricultural: 4,600 Common: 7,500 PRINTED 11/17/2026 BY SYS