

LOT 12 INDIAN RIDGE S/D PHS 1.
1178-2395, QC 1355-915, WD 1492-

BEDENBAUGH JARED SWAYNE
335 NW TOMOKA CT
LAKE CITY, FL 32055

2026

32-2S-16-01809-112
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
00	N/A 0				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
13	LAM/VNLPLK 100				
00	N/A 0				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
01	NONE 100				
1.	1.100				
0	100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			03		
		32216.010	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100	2024	1,736	203,333
TOTALS	1,736			1,736	203,333

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2023	02	1,736	115.0000	120.75	209,622	2023	2023	0	0	3.00	97.00	
1 MANUF 3			100% - 2026			Heated Area: 1736			HX Base Yr 2026			
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2024 </div>												
<div style="display: flex; justify-content: space-between;"> BLD DATE XF DATE INC DATE </div>												
<div style="display: flex; justify-content: space-between;"> LGL DATE LAND DATE AG DATE </div>												
<div style="display: flex; justify-content: space-between;"> 05/11/2026 MLU </div>												

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		203,333
TOTAL MARKET OB/XF VALUE		7,400
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		275,733
SOH/AGL Deduction		0
ASSESSED VALUE		275,733
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		224,322
TOTAL JUST VALUE		275,733
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047613	Mobile Home		07/06/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1492/1796	5/31/2023	WD	Q	V	03	46,000
GRANTOR: WESTRIDGE INC						
GRANTEE: BEDENBAUGH JARED SW						
1355/0915	3/05/2018	QC	U	V	12	60,400
GRANTOR: BENJAMIN SKAPUR						
GRANTEE: WESTRIDGE INC						

EXTRA FEATURES		335 NW TOMOKA CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	9945	Well/Sept	7,000.00
2	0296	SHED METAL	400.00

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	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
2	0296	SHED METAL	0	100	0	1.00	UT	400.00	400.00	100	2024	2023		100	400	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=20,13] E56 S31 W56 N31 \$	

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	0200	C	MBL HM	100		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							