ALL OF NW1/4 LYING W OF NEW TUST
NW1/4 OF NW1/4 & EX 1.13 AC & EX
25.70 AC DESC ORB 818-1783. ALSO

TICE MICHAEL H
412 SW WARD LN
LAKE CITY, FL 32055

2027

32-4S-17-08925-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	32417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	515,570
TOTAL MARKET VALUE	26,247
SOH/AGL Deduction	0
ASSESSED VALUE	26,247
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,247
TOTAL JUST VALUE	515,570
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	515,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051945	Electrical Servic	0	12/30/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/07/2026 MLU
AG DATE	

918 SW BEDENBAUGH LN, LAKE CITY

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

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
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	93.74	AC		1.00	1.00	1.00	280.00	280.00	26,247							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	93.74	AC		1.00	1.00	1.00	5,500.00	5,500.00	515,570							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 93.74 Total Land Value: 26,247 Market: 515,570 Agricultural: 26,247 Common: 0 PRINTED 11/17/2026 BY SYS