

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

2026

32-4S-17-08925-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	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 468,700															
DOR CODE		6200 PASTURE CLS33																				PERMIT NUM	DESCRIPTION			AMT	ISSUED								
MAP NUM																						000051945	Electrical Servic			0	12/30/2024								
NEIGHBORHOOD/LOC		32417.00 1.00/																				SALES DATA													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE													
																				BLD DATE					LGL DATE					05/07/2026					MLU
																				XF DATE					LAND DATE										
																				INC DATE					AG DATE										
TOTALS										918 SW BEDENBAUGH LN, LAKE CITY												BUILDING NOTES													
EXTRA FEATURES																				BUILDING DIMENSIONS															
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																			
																	TOTAL OB/XF					0													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/08/2026 BY SYS																																			