BEG INTERS E LINE OF NW1/4 OF NW
LINE OF GRADED ROAD, RUN E 521 F
W 521 FT TO W LINE OF NW1/4 NW1/

JONES MICHAEL/JONES ROXI M
1034 SW BEDENBAUGH LN
LAKE CITY, FL 32025-7973

2027

32-4S-17-08925-002

BUILDING CHARACTERISTICS

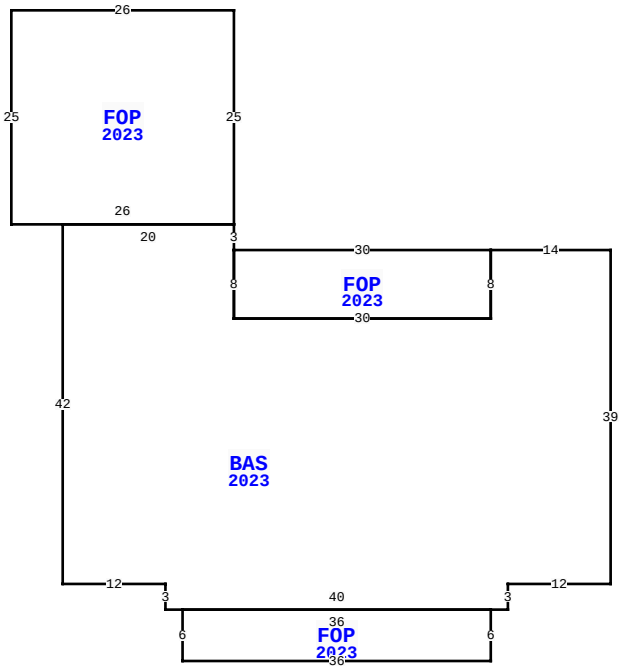
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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
BAS	2,436	100	2023	2,436	279,463
FOP	216	30	2023	65	7,457
FOP	240	30	2023	72	8,260
FOP	650	30	2023	195	22,371
TOTALS	3,542			2,768	317,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,768	107.5200	118.27	327,371	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2024 Heated Area: 2436 HX Base Yr 2024



1034 SW BEDENBAUGH LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		317,550
TOTAL MARKET OB/XF VALUE		43,931
TOTAL LAND VALUE - MARKET		112,750
TOTAL MARKET VALUE		474,231
SOH/AGL Deduction		0
ASSESSED VALUE		474,231
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		422,820
TOTAL JUST VALUE		474,231
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		480,004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045918	Swimming Pool and	60,750	11/15/2022
40794	SFR	0	10/27/2020
17864	M H	125	01/25/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1429/636	1/20/2021	QT	U	V	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: JONES MICHAEL						
1413/2332	6/18/2020	WD	U	V	16	100
GRANTOR: GAIL LORRAINE HARPER						
GRANTEE: MICHAEL & ROXI M JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,21] W14 S8 W30 N8 N3 W20 S42 E12 S3 E40 N3 E12 N39 $
FOP=[YR=2023;ORIG=20,-7] E26 S25 W26 N25 $
FOP=[YR=2023;ORIG=46,21] E30 S8 W30 N8 $
FOP=[YR=2023;ORIG=40,63] E36 S6 W36 N6 $
.

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	0166	CONC,PAVMT	0	100	0	0	680.00	UT	3.00	3.00	100	2023	2022		100	2,040	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
3	0280	POOL R/CON	0	100	0	0	490.00	UT	70.00	70.00	100	2024	2023		97	33,271	
4	0166	CONC,PAVMT	0	100	0	0	742.00	UT	5.00	5.00	100	2024	2023		100	3,710	
5	0166	CONC,PAVMT	0	100	0	0	742.00	UT	5.00	5.00	100	2024	2023		100	3,710	

LAND DESCRIPTION

TOTAL OB/XF 43,931

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	100		A-1	0.00	0.00	10.25	AC		1.00	1.00	1.00	11,000.00	11,000.00	112,750							

REVIEW DATE 03/25/2026 BY robin Total Acres: 10.25 Total Land Value: 112,750 Market: 0 Agricultural: 0 Common: 112,750 PRINTED 11/17/2026 BY SYS