BEG NE COR OF NE1/4 OF NE1/4, RU
720 FT, N N 1425 FT, E 720 FT TO
& COMM NE COR , RUN W 720 FT, S

BEDENBAUGH JANIE LOUISE
396 SE BEDENBAUGH LN
LAKE CITY, FL 32025

2026

32-4S-17-08933-000

BUILDING CHARACTERISTICS

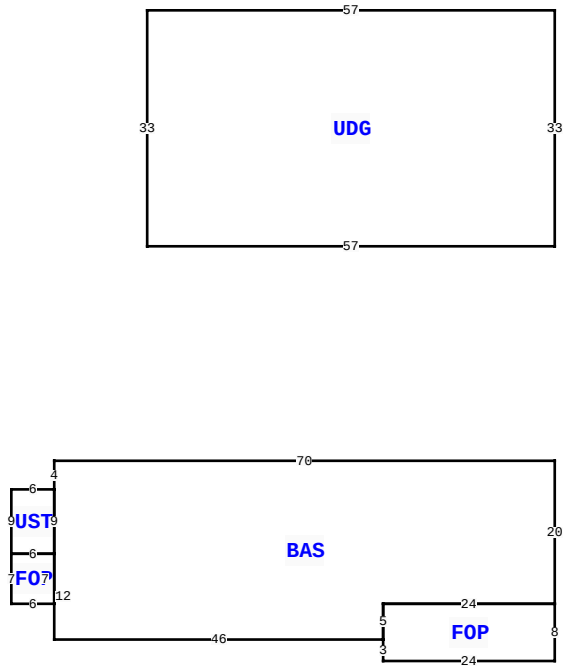
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 70
Roof Cover	01	MINIMUM 30
Interior Wall	02	WALL BD/WD 70
Interior Wall	04	PLYWOOD 30
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
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	1,630	100		1,630	56,217
FOP	42	30		13	449
FOP	192	30		58	2,000
UDG	1,881	55		1,035	35,696
UST	54	45		24	827
TOTALS	3,799			2,760	95,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,760	47.3760	53.06	146,446	1935	1935	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 1630 HX Base Yr



390 SW BEDENBAUGH LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0040	BARN,POLE	0	0	16	16	256.00	UT	2.50	2.50	60	1994	1994	3	60	384	
2	0060	CARPORT F	0	0	12	20	240.00	UT	5.00	5.00	60	1994	1994	3	60	720	
3	0294	SHED WOOD/	0	0	16	16	256.00	UT	5.00	5.00	60	1994	1994	3	60	768	
4	0252	LEAN-TO W/	0	0	28	57	1,596.00	UT	1.50	1.50	75	2017	2017	3	75	1,796	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	9947	Septic	0	0	0	0	3.00	UT	3,000.00	3,000.00	100			3	100	9,000	
7	0030	BARN,MT	0	0	0	0	1.00	UT	20,000.00	20,000.00	100	2023	2022		100	20,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	95,190
TOTAL MARKET OB/XF VALUE	39,668
TOTAL LAND VALUE - MARKET	93,690
TOTAL MARKET VALUE	155,221
SOH/AGL Deduction	0
ASSESSED VALUE	155,221
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	155,221
TOTAL JUST VALUE	228,548
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050740	Electrical Servic	0	09/05/2024
000044611	Electrical Servic	0	06/03/2022
33447	M H	375	10/13/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0969/1301	12/03/2002	WD	Q	V	01	100

GRANTOR: NORTON HOME IMPROVEME

GRANTEE: ARTHUR BEDENBAUGH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S4 UST= W6 S9 E6 N9$ S9 FOP= W6 S7 E6 N7$ S12E46 FOP= S3 E24 N8 W24 S5$ N5 E24 N20$ PTR= N30 UDG= N33 W57 S33 E57$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 39,668

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	9,000.00	9,000.00	9,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	8.41	AC		1.00	1.00	1.00	281.00	281.00	2,363							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.41	AC		1.00	1.00	1.00	9,000.00	9,000.00	75,690							
4	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							

REVIEW DATE 09/13/2024 BY tommy Total Acres: 10.41 Total Land Value: 20,363 Market: 75,690 Agricultural: 2,363 Common: 18,000 PRINTED 06/19/2026 BY SYS