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

**2027**

**32-4S-17-08933-000**

## BUILDING CHARACTERISTICS

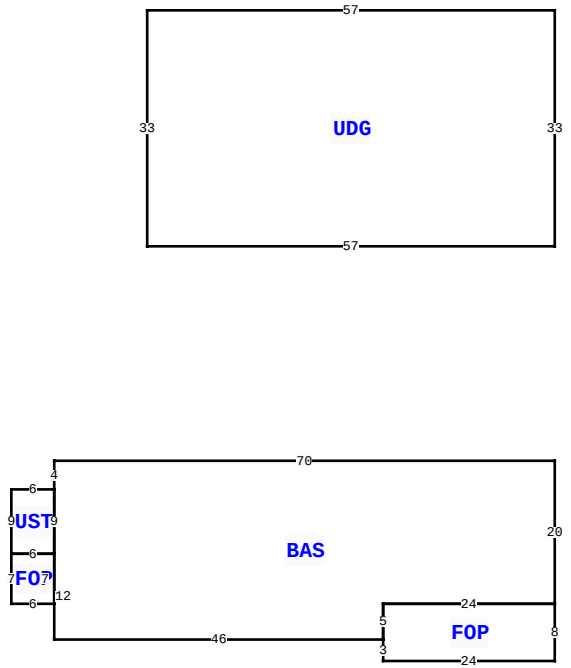
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 02 | WALL BOARD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 70 |
| Roof Cover | 01 | MINIMUM 30 |
| Interior Wall | 02 | WALL BD/WD 70 |
| Interior Wall | 04 | PLYWOOD 30 |
| Interior Floo | 09 | PINE WOOD 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 | 55,210 |
| FOP | 42 | 30 | | 13 | 440 |
| FOP | 192 | 30 | | 58 | 1,964 |
| UDG | 1,881 | 55 | | 1,035 | 35,057 |
| UST | 54 | 45 | | 24 | 813 |
| TOTALS | 3,799 | | | 2,760 | 93,486 |

## 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 | 52.11 | 143,824 | 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

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 93,486 |
| TOTAL MARKET OB/XF VALUE | 39,668 |
| TOTAL LAND VALUE - MARKET | 93,690 |
| TOTAL MARKET VALUE | 153,517 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 153,517 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 153,517 |
| TOTAL JUST VALUE | 226,844 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 228,548 |

| 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 11/17/2026 BY SYS