W1/2 OF NW1/4 OF NW1/4 EX RD R/W
6 AC IN NW COR DESC IN ORB 842-1

HARPER JEFFERY SCOTT/HARPER DUSTIN EUGENE
1266 SW BEDENBAUGH LN
LAKE CITY, FL 32025

2026

32-4S-17-08935-001

BUILDING CHARACTERISTICS

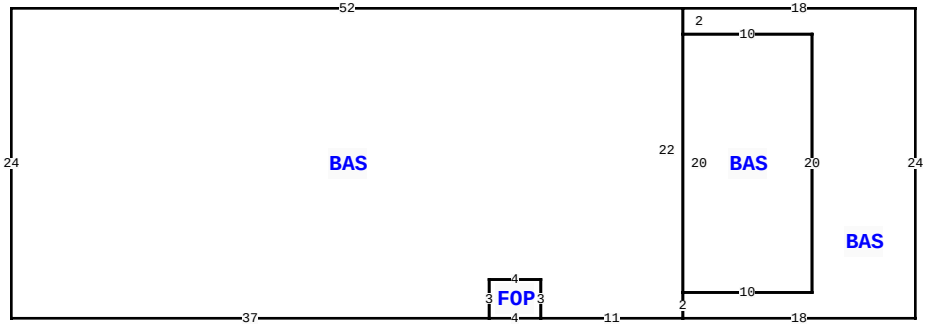
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 60
Exterior Wall	03	BELOW AVG. 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	200	100		200	4,447
BAS	232	100		232	5,159
BAS	1,236	100		1,236	27,484
FOP	12	35		4	89
TOTALS	1,680			1,672	37,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0801	02	1,672	101.0700	55.59	92,946	1970	1970	0	0	0	60.00	40.00

2 MH/NOTITLE 0% - 0 Heated Area: 1668 HX Base Yr



1266 SW BEDENBAUGH LN, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	250	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	10	12	120.00	UT	1.98	1.98	100	0	0	3	100	238	
5	0296	SHED METAL	0	0	8	10	80.00	UT	2.31	2.31	100	0	0	3	100	185	
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
7	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	37,178
TOTAL MARKET OB/XF VALUE	9,673
TOTAL LAND VALUE - MARKET	137,250
TOTAL MARKET VALUE	59,841
SOH/AGL Deduction	10,932
ASSESSED VALUE	48,909
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,909
TOTAL JUST VALUE	184,101
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,101

SALE:1:1: 6.00 AC (SON OF DECEASED)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1252/2570	4/04/2013	WD	U	I	30	100
GRANTOR: JAMES EDWARD HARPER						
GRANTEE: JAMES EDWARD HARPER						
0842/1843	7/21/1997	WD	Q	V	01	1,000
GRANTOR: ESTATE OF FRANCES D H						
GRANTEE: JAMES EDWARD HARPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S24 E37 FOP= E4 N3 W4 S3$ N3 E4 S3 E11 BAS= E18 N24 W18 S2 E10 S20 W10 S2$ N2 BAS= E10 N20 W10 S20$ N22$.

LAND DESCRIPTION

TOTAL OB/XF 9,673

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	0200	C	MBL HM	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	6200	A	PASTURE 3	0		00	0.00	0.00	14.25	AC		1.00	1.00	1.00	280.00	280.00	3,990							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	14.25	AC		1.00	1.00	1.00	9,000.00	9,000.00	128,250							

REVIEW DATE 07/10/2017 BY DF Total Acres: 15.25 Total Land Value: 12,990 Market: 128,250 Agricultural: 3,990 Common: 9,000 PRINTED 06/19/2026 BY SYS