E1/2 OF NW1/4 OF NW1/4 EX R/D R/
SIDE, BEING MORE PARTICULARLY DE
BEG AT SE COR OF NW1/4 OF NW1/4,

ROLFE KEVIN/ROLFE CHERYL L
1134 SW BEDENBAUGH LN
LAKE CITY, FL 32025

2027

32-4S-17-08935-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		4 100
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	05	05
DOR CODE	5000	IMPROVED AG

MAP NUM | MKT AREA 02

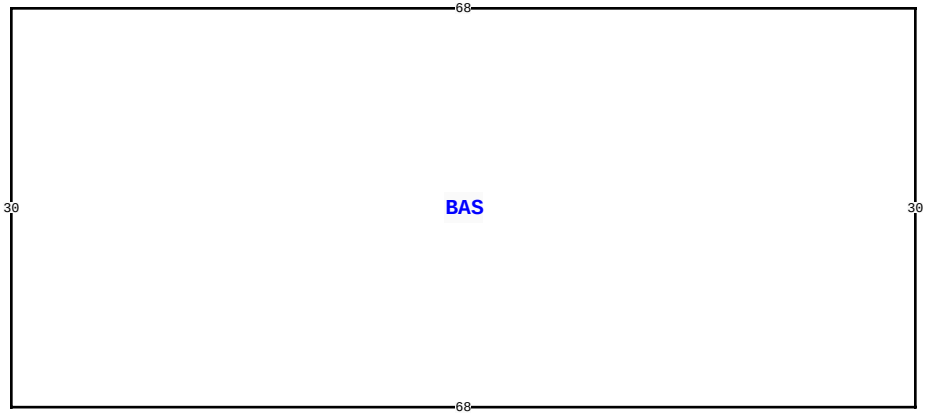
NEIGHBORHOOD/LOC 32417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100		2,040	140,463
TOTALS	2,040			2,040	140,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,040	113.9000	105.93	216,097	2010	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2006 Heated Area: 2040 HX Base Yr 2006



1134 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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0081	DECKING WI	0	100	14	16	224.00	UT	5.00	5.00	100	2003	2003	3	100	1,120	
3	0251	LEAN TO W/	0	100	12	14	168.00	UT	3.00	3.00	100	2003	2003	3	100	504	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	500	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0296	SHED METAL	0	100	12	12	144.00	UT	5.00	5.00	100	2003	2003	3	100	720	
7	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
8	0040	BARN,POLE	0	100	19	21	399.00	UT	2.50	2.50	100	2003	2003	3	100	998	
9	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 20,942

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	100			0.00	0.00	2.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	7.63	AC		1.00	1.00	1.00	280.00	280.00	2,136							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	7.63	AC		1.00	1.00	1.00	11,000.00	11,000.00	83,930							

REVIEW DATE 07/10/2017 BY DF Total Acres: 9.63 Total Land Value: 24,136 Market: 83,930 Agricultural: 2,136 Common: 22,000 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		140,463
TOTAL MARKET OB/XF VALUE		28,414
TOTAL LAND VALUE - MARKET		105,930
TOTAL MARKET VALUE		193,013
SOH/AGL Deduction		86,562
ASSESSED VALUE		106,451
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		55,040
TOTAL JUST VALUE		274,807
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046013	Roof Replacement	8,780	12/01/2022
29841	M H	375	12/22/2011
24512	M H	275	05/15/2006
23505	M H	0	08/16/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1453/1432	11/30/2021	WD	U	I	11	100
GRANTOR: ROLFE KEVIN						
GRANTEE: ROLFE KEVIN						
1052/2462	7/22/2005	WD	Q	I		233,000
GRANTOR: TRACY LEE, KATHRYN, J						
GRANTEE: KEVIN & CHERYL L RO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S30 E68 N30$.

E1/2 OF NW1/4 OF NW1/4 EX R/D R/
SIDE, BEING MORE PARTICULARLY DE
BEG AT SE COR OF NW1/4 OF NW1/4,

ROLFE KEVIN/ROLFE CHERYL L
1134 SW BEDENBAUGH LN
LAKE CITY, FL 32025

2027

32-4S-17-08935-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

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SALES DATA

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GRANTEE: KEVIN & CHERYL L RO						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	
12	0040	BARN,POLE	0	100	38	48	1,824.00	UT	3.00	3.00	100	2017	2017	3	100	5,472	

LAND DESCRIPTION

TOTAL OB/XF 7,472

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

REVIEW DATE 07/10/2017 BY DF Total Acres: 9.63 Total Land Value: 24,136 Market: 83,930 Agricultural: 2,136 Common: 22,000 PRINTED 11/17/2026 BY SYS