

BEG NW COR OF SEC, E 284.14 FT,
W 284.14 FT TO W LINE OF SEC, NE
LINE 926.28 FT TO POB.

HARPER TRAVIS CHARLES/GRIFFIS STEPHANIE MICHELE
1342 SW BEDENBAUGH LN
LAKE CITY, FL 32025

2026

32-4S-17-08935-003



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|---------------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | VINYL SID | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 90 |
| Interior Floor | 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 |
| Units | | 0 | 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 |
| BAS | 2,280 | 100 | |
| TOTALS | 2,280 | | 2,280 252,856 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--|-------|-----------|-------------|----------------|-------------------|-----|-----|-----------------|------|------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 2 | MANUF | 4 | 100% | - 2021 | Heated Area: 2280 | | | HX Base Yr 2021 | | | | | |
| <div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>76</p> <p>30</p> <p>BAS</p> <p>76</p> <p>30</p> </div> | | | | | | | | | | | | | |
| <div style="display: flex; justify-content: space-between;"> <div>BLD DATE</div> <div>LGL DATE</div> </div> <div style="display: flex; justify-content: space-between;"> <div>XF DATE</div> <div>LAND DATE</div> </div> <div style="display: flex; justify-content: space-between;"> <div>INC DATE</div> <div>AG DATE</div> </div> | | | | | | | | | | | | | |
| 1342 SW BEDENBAUGH LN, LAKE CITY | | | | | | | | | | | | | |
| 05/06/2026 MLU | | | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 252,856 |
| TOTAL MARKET OB/XF VALUE | | | 14,200 |
| TOTAL LAND VALUE - MARKET | | | 44,500 |
| TOTAL MARKET VALUE | | | 280,456 |
| SOH/AGL Deduction | | | 93,936 |
| ASSESSED VALUE | | | 186,520 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 | |
| BASE TAXABLE VALUE | | | 135,109 |
| TOTAL JUST VALUE | | | 311,556 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 310,300 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 39734 | M H | 0 | 05/05/2020 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1409/2572 | 3/08/2020 | QC | U | I | 11 | 100 |
| GRANTOR: HARPER TRAVIS CHARLES | | | | | | |
| GRANTEE: HARPER TRAVIS CHARL | | | | | | |
| 1252/2569 | 4/04/2013 | WD | U | V | 30 | 100 |
| GRANTOR: JAMES EDWARD HARPER & | | | | | | |
| GRANTEE: JAMES EDWARD HARPER | | | | | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|-------------------------|--|
| BAS= W76 S30 E76 N30\$. | |

| EXTRA FEATURES | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|----|-------|------|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L N | 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 | 0060 | CARPORT F | 0 | 100 | 20 | 20 | 1.00 | UT | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 700 | |
| 2 | 0030 | BARN,MT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 2020 | 2020 | 3 | 100 | 6,500 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

| LAND DESCRIPTION | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|-------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 12,000 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 1,400 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | 00 | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 6,500.00 | 6,500.00 | 32,500 | | | | | | | |