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

2027

32-4S-17-08935-003

BUILDING CHARACTERISTICS

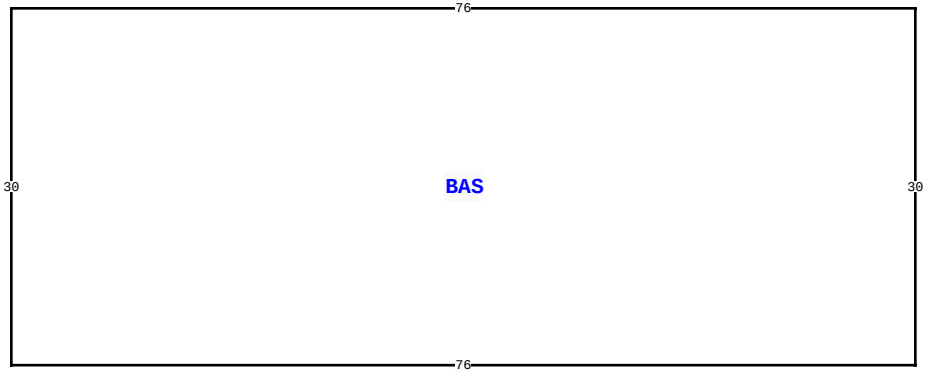
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	245,781
TOTALS	2,280			2,280	245,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0204	02	2,280	113.9000	118.46	270,089	2020	2020	0	0	0	9.00	91.00

2 MANUF 4 100% - 2021 Heated Area: 2280 HX Base Yr 2021



1342 SW BEDENBAUGH LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		245,781
TOTAL MARKET OB/XF VALUE		14,200
TOTAL LAND VALUE - MARKET		44,500
TOTAL MARKET VALUE		273,381
SOH/AGL Deduction		81,307
ASSESSED VALUE		192,074
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		140,663
TOTAL JUST VALUE		304,481
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,846

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

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

LAND DESCRIPTION

TOTAL OB/XF 14,200

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	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							

REVIEW DATE 06/18/2020 BY JB Total Acres: 6.00 Total Land Value: 13,400 Market: 32,500 Agricultural: 1,400 Common: 12,000 PRINTED 11/17/2026 BY SYS