BEG SE COR OF NW 1/4 OF NW 1/4,
818.54 FT, E 632.27 FT, S 808.10

MANOR GLEN WILLIAM
1218 SW BEDENBAUGH LN
LAKE CITY, FL 32025

2027

32-4S-17-08935-004

BUILDING CHARACTERISTICS

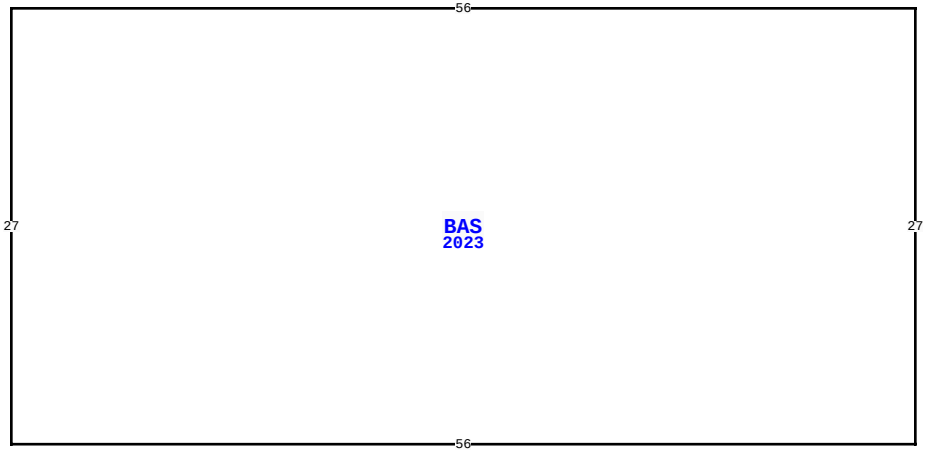
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	1,512	100	2023	1,512	156,511
TOTALS	1,512			1,512	156,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	113.5000	108.96	164,748	2022	2022	0	0	0	5.00	95.00

1 MANUF 2 100% - 2025 Heated Area: 1512 HX Base Yr 2025



1218 SW BEDENBAUGH LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		156,511
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		104,580
TOTAL MARKET VALUE		175,485
SOH/AGL Deduction		0
ASSESSED VALUE		175,485
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		119,074
TOTAL JUST VALUE		268,091
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044786	Mobile Home		06/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/2648	11/20/2024	WD	Q	I	01	340,000
GRANTOR: NOELL MARK T						
GRANTEE: MANOR GLEN WILLIAM						
1468/1229	6/03/2022	WD	Q	V	01	78,000
GRANTOR: ROLFE KEVIN						
GRANTEE: NOELL MARK T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=18,13] E56 S27 W56 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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					1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	100					10.62	AC		1.00	1.00	1.00	280.00	280.00	2,974							
3	9910	M	MKT.VAL.AG	100					10.62	AC		1.00	1.00	1.00	9,000.00	9,000.00	95,580							

REVIEW DATE 12/03/2024 BY TP Total Acres: 11.62 Total Land Value: 11,974 Market: 95,580 Agricultural: 2,974 Common: 9,000 PRINTED 11/17/2026 BY SYS