ALL THAT PART OF SE1/4 OF SW1/4
UNIT 2, WOODLAND GROVE S/D, E OF
& N & W OF SE MAGNOLIA LOOP. EX

PINNACLE PROPERTIES & DEVELOPMENT
796 SE CR 252
LAKE CITY, FL 32025-1781

2026

33-3S-17-13536-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9400	RIGHTS-OF-WAY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	870317.00 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	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	500
TOTAL MARKET VALUE	500
SOH/AGL Deduction	0
ASSESSED VALUE	500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	500
TOTAL JUST VALUE	500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/183	11/22/2022	WD	U	V	11	100
GRANTOR: BEDENBAUGH KEVIN JR						
GRANTEE: PINNACLE PROPERTIES						
1446/2230	9/03/2021	WD	Q	V	01	135,000
GRANTOR: MOD DEVELOPMENT LLC						
GRANTEE: BEDENBAUGH KEVIN JR						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0					1.00	UT		1.00	1.00	1.00	500.00	500.00	500							

REVIEW DATE 04/21/2023 BY MLU Total Acres: 0.12 Total Land Value: 500 Market: 0 Agricultural: 0 Common: 500 PRINTED 06/25/2026 BY SYS