

NE1/4 OF NW1/4 OF NW1/4. EX COMM
 OF NW1/4 OF NW1/4, N 6 DEG E 92.
 254.64 FT, N 6 DEG E 180.25 FT,

BEDENBAUGH KEVIN L JR/BEDENBAUGH AMY P
 289 SW BEDENBAUGH LN
 LAKE CITY, FL 32025

2026

33-4S-17-08944-031



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT										CONSTRUCTION										VALUATION SUMMARY									
DOR CODE										MAP NUM										NEIGHBORHOOD/LOC									
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
YEAR										TOT ADJ AREA										SUBAREA MARKET VALUE									
6200										PASTURE										CLS33									
02										33417.00										1.00/									
BLD DATE										XF DATE										INC DATE									
LGL DATE										LAND DATE										AG DATE									
05/16/2024										MLU																			
EXTRA FEATURES										TOTAL OB/XF										0									
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	6200	A	PASTURE 3			0			5.83	AC	1.00	1.00	1.00		280.00	280.00	1,633												
2	9910	M	MKT.VAL.AG			0			5.83	AC	1.00	1.00	1.00		10,000.00	10,000.00	58,320												
LAND DESCRIPTION										TOTAL OB/XF										0									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.83	AC		1.00	1.00	1.00	280.00	280.00	1,633												
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.83	AC		1.00	1.00	1.00	10,000.00	10,000.00	58,320												
REVIEW DATE										05/16/2024										BY MLU									
Total Acres:										5.83										Total Land Value:									
1,633										Market:										58,320									
Agricultural:										1,633										Common:									
0										PRINTED 06/19/2026 BY SYS																			

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		58,320
TOTAL MARKET VALUE		1,633
SOH/AGL Deduction		0
ASSESSED VALUE		1,633
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,633
TOTAL JUST VALUE		58,320
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		58,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1524/289	9/23/2024	WD	U	V	11	100
GRANTOR: BEDENBAUGH KEVIN L JR						
GRANTEE: BEDENBAUGH KEVIN L						
1522/2796	9/06/2024	WD	U	V	11	100
GRANTOR: BEDENBAUGH KEVIN L JR						
GRANTEE: BEDENBAUGH KEVIN L						

BUILDING NOTES

BUILDING DIMENSIONS