

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	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				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											
DOR CODE 6200 PASTURE CLS33																															
MAP NUM MKT AREA 02																															
NEIGHBORHOOD/LOC 33417.00 1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/16/2024 MLU											
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															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
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	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														