BEG SE COR OF NE1/4 OF NW1/4 OF
FT TO W LINE OF NE1/4 OF NW1/4 O
E 272.97 FT, E 414.43 FT, S 6 DE

PARSONS STEPHEN M/PARSONS MARY D
220 SW BEDENBAUGH LN
LAKE CITY, FL 32025

2027

33-4S-17-08944-032

BUILDING CHARACTERISTICS

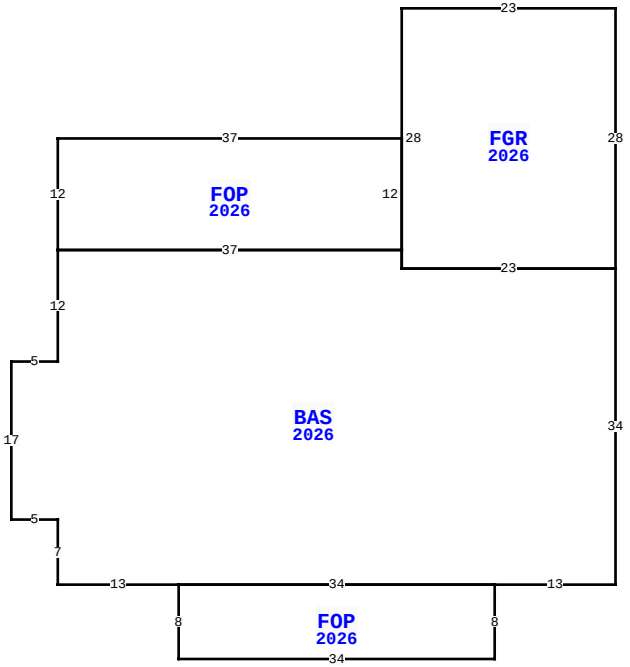
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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
BAS	2,199	100	2026	2,199	269,378
FGR	644	55	2026	354	43,365
FOP	272	30	2026	82	10,045
FOP	444	30	2026	133	16,293
TOTALS	3,559			2,768	339,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,768	111.3600	122.50	339,080	2025	2025	0	0	0	0.00	100.00

3 SINGLE FAM 100% - 2026 Heated Area: 2199 HX Base Yr 2026



220 SW BEDENBAUGH LN, LAKE CITY

BLD DATE		LGL DATE	05/16/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		339,080
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		42,093
TOTAL MARKET VALUE		381,173
SOH/AGL Deduction		92,458
ASSESSED VALUE		288,715
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		187,304
TOTAL JUST VALUE		381,173
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051308	New Residential C	250,000	10/29/2024
000051303	Right-of-Way Acce		10/29/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/291	9/23/2024	LE	U	V	14	100

GRANTOR: BEDENBAUGH KEVIN L JR

GRANTEE: PARSONS STEPHEN M (

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=80,10] W23 N2 W37 S12 W5 S17 E5 S7 E13 E34 E13 N34 $
FGR=[YR=2026;ORIG=57,-18] E23 S28 W23 N28 $
FOP=[YR=2026;ORIG=20,-4] E37 S12 W37 N12 $
FOP=[YR=2026;ORIG=33,44] E34 S8 W34 N8 $
.

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	0100	C	SFR	100		A-1	0.00	0.00	3.12	AC		1.00	1.00	1.00	13,500.00	13,500.00	42,093							

REVIEW DATE 03/18/2026 BY robin Total Acres: 3.12 Total Land Value: 42,093 Market: 0 Agricultural: 0 Common: 42,093 PRINTED 11/17/2026 BY SYS