

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

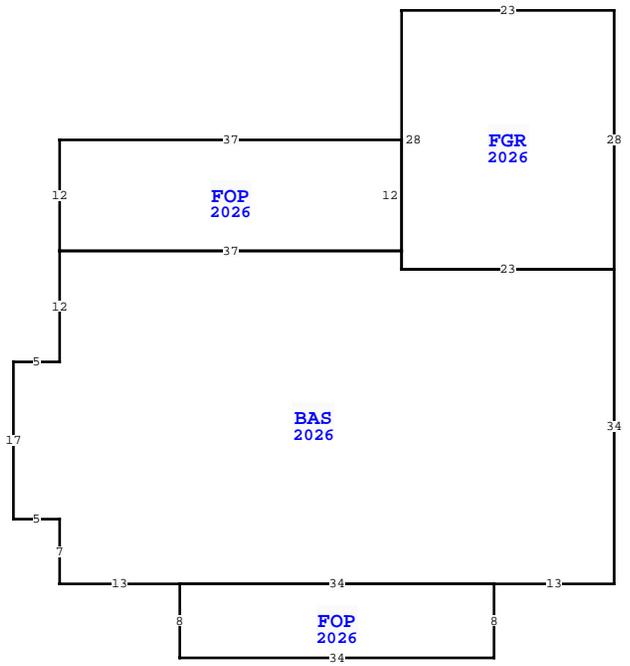
PARSONS STEPHEN M/PARSONS MARY D
 220 SW BEDENBAUGH LN
 LAKE CITY, FL 32025

2026

33-4S-17-08944-032

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	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
BAS	2,199	100	2026
FGR	644	55	2026
FOP	272	30	2026
FOP	444	30	2026
TOTALS	3,559		

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	115.6400	131.83	364,905	2025	2025	0	0	0.00	100.00
3 SINGLE FAM			100% - 2026	Heated Area: 2199		HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			364,905
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			364,905
SOH/AGL Deduction			107,012
ASSESSED VALUE			257,893
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			206,482
TOTAL JUST VALUE			364,905
NCON VALUE			364,905
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			31,180

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 (

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

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																
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

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	DPHT 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	0.00	0.00	0							