## **Columbia County Property Appraiser**

Jeff Hampton

Use Code\*\* IMPROVED AG (5000)

Parcel: << 28-4S-17-08835-009 (32683) >>>

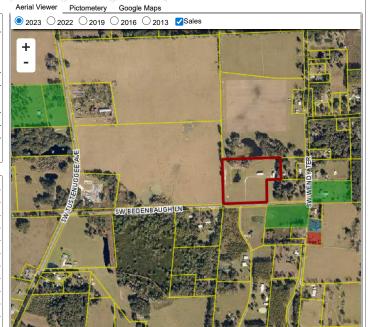
Owner & Property Info Result: 30 of 38 BEDENBAUGH KEVIN L JR BEDENBAUGH AMY E 289 SW BEDENBAUGH LN Owner LAKE CITY, FL 32025 Site 289 SW BEDENBAUGH LN, LAKE CITY COMM SW COR OF SEC, N 2.50 FT TO MAINT N R/W OF SW BEDENBAUG LN FOR POB, E 685.44 FT, N 350.18 FT, E 226.03 FT, N 341.11 FT, W 907.14 FT, S 693.86 FT TO Description\* POB. WD 1342-598. Area 12.6 AC S/T/R

\*The <u>Description</u> above is not to be used as the Legal Description for this parcel in any legal transaction.
\*\*The <u>Use Code</u> is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Tax District 2

Property & Assessment Values						
	2024 Certified Values	2025 Working Values				
Mkt Land	\$0	Mkt Land	\$7,650			
Ag Land	\$3,465	Ag Land	\$3,248			
Building	\$0	Building	\$225,316			
XFOB	\$107,680	XFOB	\$84,608			
Just	\$204,070	Just	\$406,314			
Class	\$111,145	Class	\$320,822			
Appraised	\$111,145	Appraised	\$320,822			
SOH/10% Cap	\$0	SOH/10% Cap	\$77,699			
Assessed	\$111,145	Assessed	\$243,123			
Exempt	\$0	Exempt	HX HB \$50,722			
Total Taxable	county:\$111,145 city:\$0 other:\$0 school:\$111,145		county:\$192,401 city:\$0 other:\$0 school:\$218,123			

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



Sales History							
Sale Date Sale Price		Book/Page	Deed	V/I	Qualification (Codes)	RCode	
8/8/2017		\$49,400	1342 / 598	WD	V	Q	01

■ Building Characteristics							
l	Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value	
l	Sketch	SFR/PREMTL (0187)	2024	2400	3180	\$225,316	
*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose							

▼ Extra Features & Out Buildings							
Code	Desc	Year Blt	Value	Units	Dims		
0030	BARN,MT	2022	\$32,000.00	2100.00	30 x 70		
0040	BARN,POLE	2024	\$7,200.00	1.00	30 x 48		
0252	LEAN-TO W/O FLOOR	2024	\$1,536.00	1.00	16 x 48		
0252	LEAN-TO W/O FLOOR	2024	\$1,536.00	1.00	16 x 48		
0280	POOL R/CON	2024	\$38,416.00	560.00	14 x 40		
0166	CONC,PAVMT	2024	\$3,720.00	1.00	31 x 60		
0252	LEAN-TO W/O FLOOR	2024	\$200.00	1.00	10 x 10		

- 1									
	▼ Land Breakdown								
	Code	Desc	Units	Adjustments	Eff Rate	Land Value			
	6200 PASTURE 3 (AG)		11.600 AC	1.0000/1.0000 1.0000/ /	\$280 /AC	\$3,248			
	9910	MKT.VAL.AG (MKT)	11.600 AC	1.0000/1.0000 1.0000/.8500000 /	\$7,650 /AC	\$88,740			
	0100	SFR (MKT)	1.000 AC	1.0000/1.0000 1.0000/.8500000 /	\$7,650 /AC	\$7,650			

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2025 Working Values

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