

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 9/11/2025

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

Owner & Property Info

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Owner	BEDENBAUGH KEVIN L JR BEDENBAUGH AMY E 289 SW BEDENBAUGH LN LAKE CITY, FL 32025		
Site	289 SW BEDENBAUGH LN, LAKE CITY		
Description*	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 POB. WD 1342-598.		
Area	12.6 AC	S/T/R	28-4S-17
Use Code**	IMPROVED AG (5000)	Tax District	2
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction. **The Use Code 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.			

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	Total Taxable	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

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
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
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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

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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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

