COMM NW COR OF S1/3 OF SE1/4 OF
ALONG N LINE OF S1/3 OF SE1/4 OF
896.62 FT TO POB, THENCE CONT E

MCCAULEY MICHAEL L/MCCAULEY GWENDOLYN K
4144 NW NOEGEL RD
WELLBORN, FL 32094

2026

11-3S-15-00157-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	11315.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

575 NW NICKLE GLN, WELLBORN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	9,940
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	64,940
SOH/AGL Deduction	8,293
ASSESSED VALUE	56,647
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,647
TOTAL JUST VALUE	64,940
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22895	M H	0	03/09/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1235/2176	5/11/2012	WD	U	I	12	49,000
GRANTOR: BENEFICIAL FLORIDA IN						
GRANTEE: MICHAEL L & GWENDOL						
1227/2557	11/29/2011	WD	U	I	12	127,857
GRANTOR: DONALD D & AMALIA A T						
GRANTEE: BENEFICIAL FLORDIA						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0294	SHED WOOD/	0	0	12	24	288.00	UT	5.00	5.00	100	2005	2005	3	100	1,440	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 9,940

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	0700	C	MISC RES	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							

REVIEW DATE 01/24/2023 BY KS Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/19/2025 BY SYS