

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

12-3S-15-00165-002

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMNT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 08 WD OR PLY 100										0100 01 4,612 100.2488 112.28 517,835 1978 1978 0 0 35.00 65.00										Tax Group: 3 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM 100% - 0 Heated Area: 3794 HX Base Yr										BUILDING MARKET VALUE 336,593									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 104,478									
Interior Wall 03 DRYWALL 100																				TOTAL LAND VALUE - MARKET 563,340									
Interior Floo 14 CARPET 90																				TOTAL MARKET VALUE 499,902									
Interior Floo 06 VINYL ASB 10																				SOH/AGL Deduction 179,267									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 320,635									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bedrooms 4 100																				BASE TAXABLE VALUE 269,913									
Bathrooms 4 100																				TOTAL JUST VALUE 1,004,411									
Frame 01 NONE 100																				NCON VALUE 0									
Stories 1.5 1.5 100																				INCOME VALUE									
Architectual 05 CONV 100																				PREVIOUS YEAR MKT VALUE 1,004,411									
Units 0 100																													
Condition Adj 03 03 100																													
Kitchen Adjus 01 01 100																													
Quality 05 05																													
DOR CODE 5000 IMPROVED AG																													
MAP NUM MKT AREA 01																													
NEIGHBORHOOD/LOC 12315.00 1.00/																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 2,388 100 2,388 174,281																													
FUS 1,406 100 1,406 102,613																													
UCP 552 20 110 8,028																													
UDG 625 55 344 25,106																													
UOP 360 20 72 5,255																													
UST 650 45 292 21,311																													
TOTALS 5,981 4,612 336,593																													
EXTRA FEATURES										3596 NW NOEGEL RD, WELLBORN																			
										BLD DATE										LGL DATE									
										XF DATE										LAND DATE									
										INC DATE										AG DATE									
																				10/16/2023 SPF									
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																													
1 0180 FPLC 1STRY 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 1978 1978 3 100 2,000																													
2 0280 POOL R/CON 0 100 32 16 512.00 UT 70.00 70.00 100 1978 1978 3 40 14,336																													
3 0294 SHED WOOD/ 0 100 0 0 2.00 UT 50.00 50.00 100 1978 1978 3 100 100																													
4 0020 BARN,FR 0 100 28 56 1,568.00 UT 2.45 2.45 100 0 0 3 100 3,842																													
5 0040 BARN,POLE 0 100 0 0 1.00 UT 0.00 0.00 100 2005 2005 3 100 100																													
6 9945 Well/Sept 0 100 0 0 1.00 UT 7,000.00 7,000.00 100 0 0 3 100 7,000																													
7 0251 LEAN TO W/ 0 100 0 0 1.00 UT 0.00 0.00 100 2005 2005 3 100 200																													
8 0040 BARN,POLE 0 100 0 0 1.00 UT 0.00 0.00 100 2005 2005 3 100 100																													
9 0261 PRCH, UOP 0 100 0 0 1.00 UT 0.00 0.00 100 2016 2016 3 100 1,800																													
10 0030 BARN,MT 0 100 50 100 5,000.00 UT 15.00 15.00 100 2023 2022 100 75,000																													
LAND DESCRIPTION										TOTAL OB/XF 104,478																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 0110 C SFR RURAL 100 A-1 0.00 0.00 5.00 AC 1.00 1.00 1.00 6,000.00 6,000.00 30,000																													
2 6200 A PASTURE 3 0 A-1 0.00 0.00 65.00 AC 1.00 1.00 1.00 280.00 280.00 18,200																													
3 5500 A TIMBER 2 0 A-1 0.00 0.00 23.89 AC 1.00 1.00 1.00 445.00 445.00 10,631																													
4 9910 M MKT. VAL. AG 0 A-1 0.00 0.00 88.89 AC 1.00 1.00 1.00 6,000.00 6,000.00 533,340																													
REVIEW DATE 10/31/2022 BY JB										Total Acres: 93.89 Total Land Value: 58,831										Market: 533,340 Agricultural: 28,831 Common: 30,000 PRINTED 11/18/2025 BY SYS									