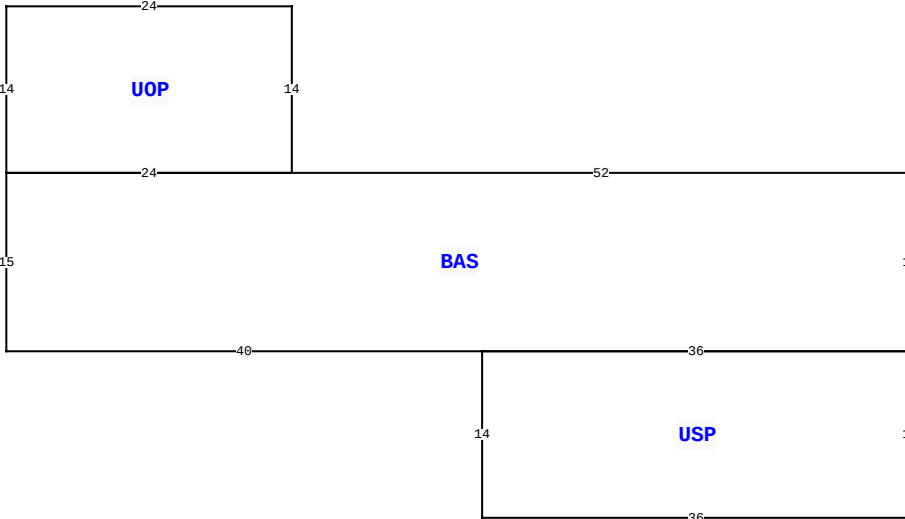


BOLER DONNA MARIE
4520 NW NOEGEL RD
WELLBORN, FL 32094

12-3S-15-00165-009

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	03	BELOW AVG. 100								0800	02	1,400	100.9000	60.54	84,756	1998	1998	0	0	0	60.00	40.00																	
Roof Structure	03	GABLE/HIP 100								1 MOBILE HME 100% - 2008										Heated Area: 1140										HX Base Yr 2008									
Roof Cover	12	MODULAR MT 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floor	14	CARPET 90																																					
Interior Floor	08	SHT VINYL 10																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		2 100																																					
Bathrooms		2 100																																					
Stories	1.	1. 100																																					
Architectual Units	01	CONV 100 0 100																																					
Quality		05	05																																				
DOR CODE		0200	MOBILE HOME																																				
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	1,140	100		1,140	27,606																																		
UOP	336	25		84	2,034																																		
USP	504	35		176	4,262																																		
TOTALS		1,980			1,400	33,902																																	
EXTRA FEATURES										4432 NW NOEGEL RD, WELLBORN																													
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	0031	BARN,MT AE	0	0	12	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	600																							
2	0031	BARN,MT AE	0	0	16	27	1.00	UT	0.00	0.00	100	1993	1993	3	100	900																							
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																							
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200																							
5	0210	GARAGE U	0	0	14	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	200																							
6	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000																							
7	0060	CARPORT F	0	0	24	40	1,040.00	UT	3.50	3.50	100	2016	2016	3	100	3,640																							
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200																							
9	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400																							
LAND DESCRIPTION										TOTAL OB/XF										28,140																			
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	0200	C	MBL HM	100		A-1	0.00	0.00	0.52	AC		1.00	1.00	1.00	11,000.00	11,000.00	5,720																						
2	0200	C	MBL HM	100		A-1	0.00	0.00	2.07	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,770																						
3	0200	C	MBL HM	0		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	27,500																						
REVIEW DATE 07/26/2024 BY TW Total Acres: 5.09 Total Land Value: 55,990 Market: 0 Agricultural: 0 Common: 55,990 PRINTED 11/18/2025 BY SYS																																							

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WELLBORN, FL 32094

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[illegible]

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WELLBORN, FL 32094

12-3S-15-00165-009



BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur03

BELOW AVG. 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating TypeBedrooms Bathrooms StoriesArchitectual Units Condition Adj Kitchen AdjusQualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

010414080104010201030200MOBILE HOME01MKT AREA0112315.001.00/

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS96010096016,032FOP403514234

TOTALS1,00097416,266

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% CONDUNIT PRICEADJ UNIT PRICELAND VALUETOTAL OB/XF

4432 NW NOEGEL RD, WELLBORN

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% COND

08000297469.579041.7540,6641980198000060.0040.00

3 MOBILE HME0% - 2008Heated Area: 960HX Base Yr 2008BASFOPI

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE76,137TOTAL MARKET OB/XF VALUE28,140TOTAL LAND VALUE - MARKET55,990TOTAL MARKET VALUE160,267SOH/AGL Deduction27,981ASSESSED VALUE132,286TOTAL EXEMPTION VALUEHX HB37,752BASE TAXABLE VALUE94,534TOTAL JUST VALUE160,267NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE160,567

SALES DATA

OFF RECORD NumberDATEINSTTYPEQ U I V I RSN CD SALE PRICE

1166/26782/09/2009QCQU I 110GRANTOR: JESSE BOLERGRANTEE: JESSE BOLER & DONNA1160/211510/21/2008QCQQ I 01100GRANTOR: JESSE BOLERGRANTEE: JESSE BOLER & DONNA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 N12 W20 S12 W16 S12 E36 FOP= S5 E8 N5 W8\$ E24 N12\$.

REVIEW DATE07/26/2024BYTWTotal Acres: 5.09Total Land Value: 55,990Market: 0Agricultural: 0Common: 55,990PRINTED 11/18/2025 BY SYS