

LAUGHLIN LYNNE I
3458 NW NOEGEL RD
WELLBORN, FL 32094

13-3S-15-00172-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT	CD	21	STONE 60	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD																	
Exterior Wall	12	12	CEDAR 40	0100	01	888	113.2560	126.85	112,643	1986	1986	0	0	0	35.00	65.00																	
Exterior Wall	12	12	CEDAR 40	1 SINGLE FAM 100% - 2003										Heated Area: 600										HX Base Yr 2003									
Roof Structur	03	03	GABLE/HIP 100																														
Roof Cover	03	03	COMP SHNGL 100																														
Interior Wall	04	04	PLYWOOD 60																														
Interior Wall	05	05	DRYWALL 40																														
Interior Floo	06	06	VINYL ASB 90																														
Interior Floo	14	14	CARPET 10																														
Air Condition	02	02	WINDOW 100																														
Heating Type	03	03	FORCED AIR 100																														
Bedrooms	01	01	1 100																														
Bathrooms	01	01	1 100																														
Frame	01	01	N/A 100																														
Stories	00	00	0 100																														
Architectual	05	05	CONV 100																														
Units	01	01	0 100																														
Condition Adj	03	03	03 100																														
Kitchen Adjus	01	01	01 100																														
Quality	05	05	05																														
DOR CODE		5000IMPROVED AG																															
MAP NUM												MKT AREA		01																			
NEIGHBORHOOD/LOC		13315.00										1.00/																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	600	100		600	49,472																												
FEP	360	80		288	23,746																												
TOTALS		960				888		73,218																									
EXTRA FEATURES										3458 NW NOEGEL RD, WELLBORN										BLD DATE				LGL DATE									
																				XF DATE				LAND DATE									
																				INC DATE				AG DATE									
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	0030	BARN, MT	0	0	60	89	5,340.00	UT	1.80	1.80	100	1981	1981	3	100	9,612																	
2	0040	BARN, POLE	0	100	26	60	1,560.00	UT	2.00	2.00	100	0	0	3	100	3,120																	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800																	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600																	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200																	
LAND DESCRIPTION										TOTAL OB/XF										14,332													
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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000																
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	14.95	AC		1.00	1.00	1.00	280.00	280.00	4,186																
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	445.00	445.00	1,780																
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	18.95	AC		1.00	1.00	1.00	10,000.00	10,000.00	189,500																
REVIEW DATE		01/27/2023		BY		KS		Total Acres: 19.95		Total Land Value: 15,966		Market: 189,500		Agricultural: 5,966		Common: 10,000		PRINTED 11/07/2025 BY SYS															