COMM NE COR OF NW1/4 OF NW1/4, W
R/W CR-135 S 439.93 FT TO POB, S
204.70 FT, NW 100.98 FT, N 70 FT

LAUGHLIN LYNN IRENE
3458 NW NOEGEL RD
WELLBORN, FL 32094

2026

13-3S-15-00172-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

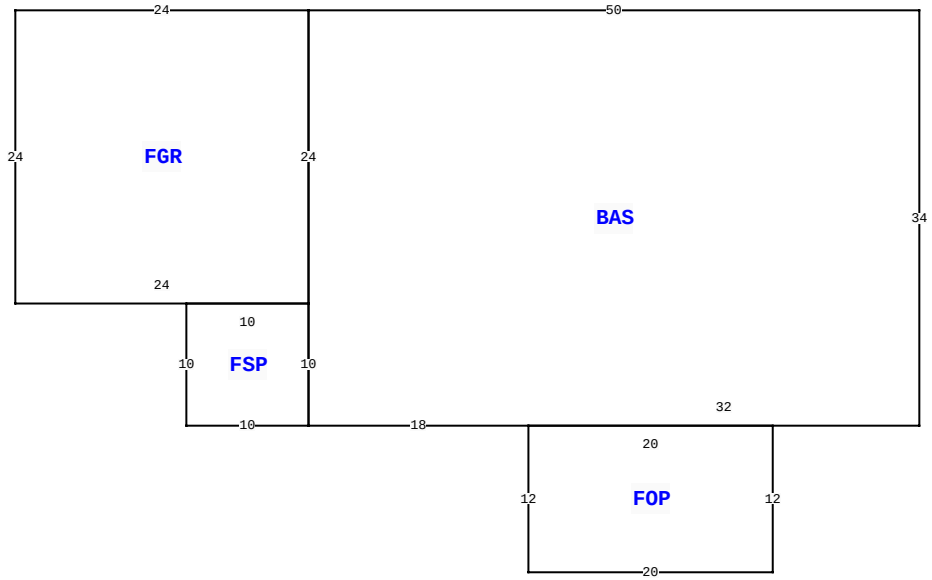
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	06	VINYL ASB 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,700	100		1,700	139,252
FGR	576	55		317	25,966
FOP	240	30		72	5,897
FSP	100	40		40	3,277
TOTALS	2,616			2,129	174,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,129	112.5200	126.02	268,297	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 1700 HX Base Yr



3460 NW NOEGEL RD, WELLBORN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	174,393
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	9,831
TOTAL MARKET VALUE	184,224
SOH/AGL Deduction	0
ASSESSED VALUE	184,224
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	184,224
TOTAL JUST VALUE	184,224
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30763	MAINT/ALTR	55	02/05/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1403/2082	1/17/2020	PB	U	I	18	0

GRANTOR: CLERK OF COURT (GARY

GRANTEE: LYNN IRENE LAUGHLIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 FGR= W24 S24 E24 N24$ S24 FSP= W10 S10 E10 N10$ S10 E18 FOP= S12 E20 N12 W20$ E32 N34$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0100	C	SFR	0		A-1	0.00	0.00	0.87	AC		1.00	1.00	1.13	10,000.00	11,300.00	9,831							

REVIEW DATE 01/27/2023 BY KS Total Acres: 0.87 Total Land Value: 9,831 Market: 0 Agricultural: 0 Common: 9,831 PRINTED 11/07/2025 BY SYS