

THE W 960 FT & THE S 50 FT OF
THE FOLLOWING DESC: THE S1/2
OF NW1/4 LYING S OF ORANGE

MCKEITHEN LEON A JR
2942 NW NOEGEL ROAD
WELLBORN, FL 32094

2025

13-3S-15-00173-000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floor	02	MIN PLYWD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architactual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	13315.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	240	100
BAS	480	100
BAS	720	100
UCP	256	20
UOP	136	20
UOP	264	20
UST	128	45
TOTALS	2,224	1,629

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0100	01	1,629	49.7178	55.68	90,703	1992	1992	0	0	35.00	65.00														
1 SINGLE FAM - 100% - 0 Heated Area: 1440 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			58,957
TOTAL MARKET OB/XF VALUE			200
TOTAL LAND VALUE - MARKET			377,360
TOTAL MARKET VALUE			77,450
SOH/AGL Deduction			28,629
ASSESSED VALUE			48,821
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			23,821
TOTAL JUST VALUE			436,517
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			432,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1382/0504	4/04/2019	LE U	I	14		0
GRANTOR: LEON A MCKEITHEN (ENH)						
GRANTEE: KELLY ALEXIS HOLLIN						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W15 UOP= N8 W17 S8 E17\$ W5 BAS= W30 BAS= W10 UST= W16 S8 E16 N8\$ S8 UCP= W16 S16 E16 N16\$ S16 E10 N24\$ S24 E8 UOP= S12 E22 N12 W22\$ E22 N24\$ S24 E20 N24\$.													

EXTRA FEATURES															
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	0040	BARN, POLE	0	100	0	0	1.00	UT 0.00	0.00	100	2016	2016	3	100	200

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	8,000.00	8,000.00	8,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	35.17	AC		1.00	1.00	1.00	281.00	281.00	9,883							
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	40.00	40.00	360							
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	46.17	AC		1.00	1.00	1.00	8,000.00	8,000.00	369,360							
5	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	25.00	25.00	50							