BEG AT SW COR SEC, RUN N 1632.90
ON S R/W LINE CSX RR, RUN SE ALO
FT TO A PT ON W R/W LINE NW NOEG

NEELY DONNA D
2682 NW NOGEL RD
LAKE CITY, FL 32055

2026

13-3S-15-00179-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

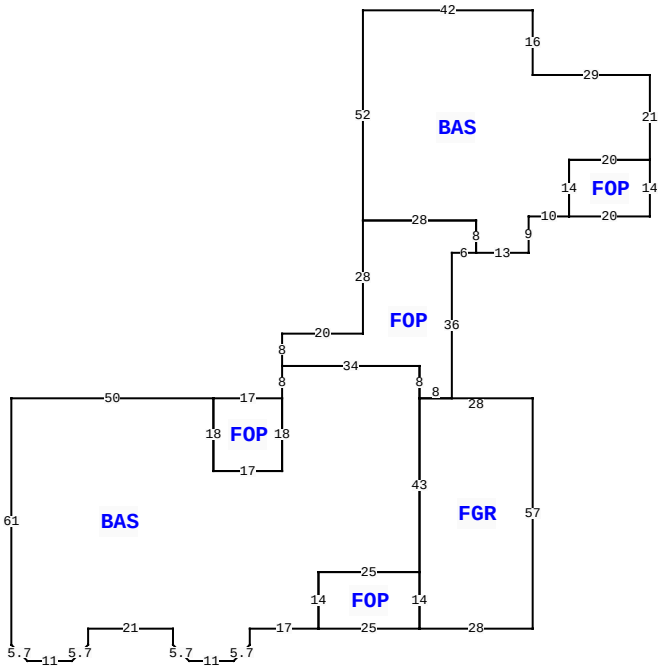
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	5000	IMPROVED 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	3,022	100		3,022	347,046
BAS	5,645	100		5,645	648,272
FGR	1,596	55		878	100,830
FOP	280	30		84	9,647
FOP	306	30		92	10,565
FOP	350	30		105	12,059
FOP	1,064	30		319	36,634
TOTALS	12,263			10,145	1,165,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	10,145	116.5164	130.50	1,323,922	2013	2013	0	0	0	12.00	88.00

1 SINGLE FAM 100% - 2014 Heated Area: 8667 HX Base Yr 2014



2682 NW NOEGEL RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,165,051
TOTAL MARKET OB/XF VALUE	31,900
TOTAL LAND VALUE - MARKET	397,600
TOTAL MARKET VALUE	1,231,591
SOH/AGL Deduction	407,354
ASSESSED VALUE	824,237
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	773,515
TOTAL JUST VALUE	1,594,551
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,607,791

SALE:2:1: ALSO PARCELS 00180 & 00185

SALE:1:1: MULTI PARCEL DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30019	SFR	2,945	03/20/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1219/2507	8/15/2011	QC	U	V	11	100
GRANTOR: DONALD SR, BARRY & LU						
GRANTEE: DONNA D NEELY (APPR						
1219/2505	8/15/2011	WD	U	V	36	2,785
GRANTOR: DONALD SR, BARRY & LU						
GRANTEE: DONNA D NEELY (FOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S61 R4 D4 E11 U4 R4 N4 E21 S4 R4 D4 E11 U4 R4 N4 E17 FOP= E25 N14 W25 S14$ N14 E25 FGR= S14 E28 N57 W28 S43$ N43FOP= E8 N36 E6 BAS= E13 N9 E10 FOP= E20 N14 W20 S14$ N14 E20 N21 W29 N16 W42 S52 E28 S8 $ N8 W28 S28 W20 S8 E34 S8$ N8 W34 S8 FOP= W17 S18 E17 N18 $ S18 W17 N18$.

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
1	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	2,400	
2	0119	MASONRY WA	0	100	0	0	2,272.00	UT	6.50	6.50	100	2013	2013	3	100	14,768	
3	0119	MASONRY WA	0	100	0	0	679.00	UT	6.50	6.50	100	2013	2013	3	100	4,414	
4	0166	CONC,PAVMT	0	100	0	0	5,159.00	UT	2.00	2.00	100	2013	2013	3	100	10,318	

LAND DESCRIPTION

TOTAL OB/XF 31,900

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	100		A-1	0.00	0.00	2.52	AC		1.00	1.00	1.00	5,000.00	5,000.00	12,600							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	32.00	AC		1.00	1.00	1.00	445.00	445.00	14,240							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	25.00	AC		1.00	1.00	1.00	280.00	280.00	7,000							
4	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	20.00	AC		1.00	1.00	1.00	40.00	40.00	800							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	77.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	385,000							

REVIEW DATE 01/27/2023 BY KS Total Acres: 79.52 Total Land Value: 34,640 Market: 385,000 Agricultural: 22,040 Common: 12,600 PRINTED 11/21/2025 BY SYS