

COMM NE COR OF SE1/4, RUN W
344.69 FT FOR POB, RUN S
664.44 FT, W APPROX 325 FT, S

BEDENBAUGH BETTY H
1439 NW NOEGEL RD
LAKE CITY, FL 32055

2026

19-3S-16-02184-002



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2														
Exterior Wall	19	COMMON BRK 100	0100	01	1,950	114.4600	128.20	249,990	1978	1978	0	0	0	35.00	65.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 0													Heated Area: 1399													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floop	14	CARPET 100																											
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																											
Architectural	05	CONV 100																											
Units		0 100																											
Condition Adj	03	03 100																											
Kitchen Adjus	01	01 100																											
Quality			05	05																									
DOR CODE			5000 IMPROVED AG																										
MAP NUM																01													
NEIGHBORHOOD/LOC			19316.00 1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,399	100		1,399	116,579																								
FCP	280	25		70	5,833																								
FDG	600	60		360	29,999																								
FOP	120	30		36	3,000																								
FST	154	55		85	7,083																								
TOTALS			2,553		1,950	162,494																							
EXTRA FEATURES			1439 NW NOEGEL RD, LAKE CITY																										
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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200														
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300														
3	0166	CONC, PAVMT	0 100	12	28	336.00	UT	1.50	1.50	100	1993	1993	3	100	504														
4	0070	CARPORT UF	0 100	20	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	720														
5	0294	SHED WOOD/	0 100	12	12	144.00	UT	3.50	3.50	100	1993	1993	3	100	504														
6	0166	CONC, PAVMT	0 100	24	40	960.00	UT	2.00	2.00	100	2004	2004	3	100	1,920														
7	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400														
TOTAL OB/XF 5,548																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	0110	C	SFR RURAL	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500												
2	0100	C	SFR	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500												
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	13.74	AC		1.00	1.00	1.00	280.00	280.00	3,847												
4	5500	A	TIMBER 2	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	445.00	445.00	2,670												
5	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	19.74	AC		1.00	1.00	1.00	6,500.00	6,500.00	128,310												
REVIEW DATE 02/06/2023 BY KS Total Acres: 21.74 Total Land Value: 19,517 Market: 128,310 Agricultural: 6,517 Common: 13,000 PRINTED 11/19/2025 BY SYS																													

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