BEG NW COR OF NE1/4 OF SW1/4, RU
TO NE COR OF NE1/4 OF SW1/4, S 3
1054.68 FT, N 165.77 FT, W 262.7

NOEGEL PHILLIP A
703 SW ARBOR LN
LAKE CITY, FL 32024

2025

25-3S-15-00195-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

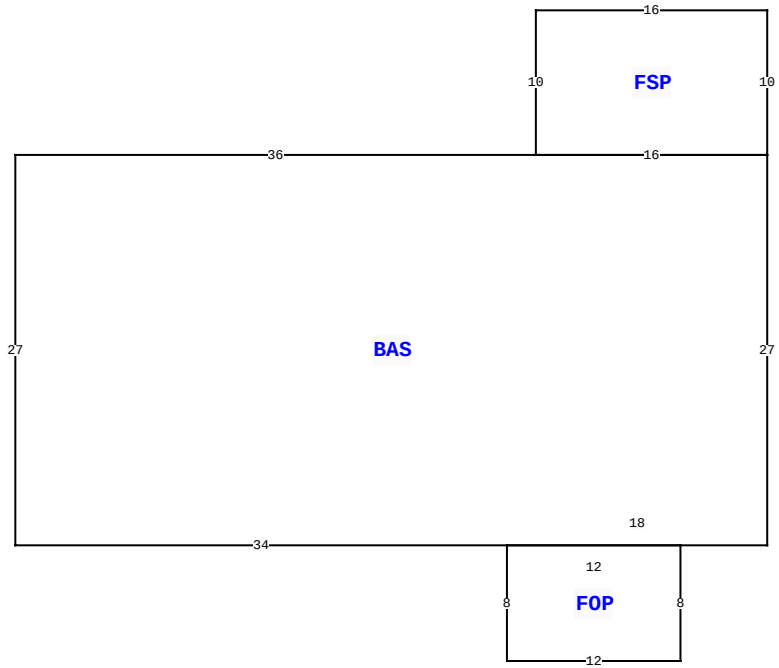
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	25315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	39,626
FOP	96	35		34	960
FSP	160	40		64	1,806
TOTALS	1,660			1,502	42,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,502	117.6000	70.56	105,981	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1404 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

303 SW SEMINOLE TER, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	42,392
TOTAL MARKET OB/XF VALUE	11,355
TOTAL LAND VALUE - MARKET	81,090
TOTAL MARKET VALUE	134,837
SOH/AGL Deduction	34,398
ASSESSED VALUE	100,439
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,439
TOTAL JUST VALUE	134,837
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1516/2680	5/31/2024	LE	U	I	14	100

GRANTOR: NOEGEL PHILLIP A (ENH

GRANTEE: DAVID HANNAH MARIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S27 E34 FOP= S8 E12N8 W12$ E18 N27 FSP= N10 W16 S10 E16$ W16$.

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	0296	SHED METAL	0	0	13	30	390.00	UT	3.00	3.00	100	0	0	3	100	1,170	
2	0040	BARN,POLE	0	0	13	30	390.00	UT	1.50	1.50	100	0	0	3	100	585	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
5	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
7	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 11,355

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	0200	C	MBL HM	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	81,090							

REVIEW DATE 05/10/2016 BY DF Total Acres: 9.01 Total Land Value: 81,090 Market: 0 Agricultural: 0 Common: 81,090 PRINTED 08/20/2025 BY SYS