

LOT 8 FAIRFIELD ESTATES S/D.
840-2228, WD 1023-2464, WD 1023-

FLINT STEVEN WAYNE/FLINT ALLISON LEIGH
735 NW NOEGEL RD
LAKE CITY, FL 32055

2026

30-3S-16-02398-308

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	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,954	113.9702	127.65	632,378	1997	2005	0	0	20.00	80.00

1 SINGLE FAM 100% - 2022 Heated Area: 4115 HX Base Yr 2022

Diagram illustrating the layout and dimensions of the building and its sub-areas. The main building footprint is 100' x 100'. Sub-areas include: BAS (Basement, 441 sq ft), FOP (First Floor, 162 sq ft), FGR (Garage, 648 sq ft), FCP (Front Porch, 24 sq ft), and UUS (Unfinished Sub-area, 12 sq ft). Dimensions are provided for each area and overall building footprint.

** This building has 12 Sub-Areas

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

NEIGHBORHOOD/LOC					
30316.010 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	441	100		441	45,035
BAS	462	100		462	47,179
BAS	675	100		675	68,931
BAS	2,537	100		2,537	259,078
FCP	684	25		171	17,462
FGR	648	55		356	36,354
FOP	20	30		6	613
FOP	162	30		49	5,004
FOP	546	30		164	16,748
FST	72	55		40	4,085
TOTALS	6,451			4,954	505,902

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0 100	117	4	468.00	UT	1.50	1.50	100	1997
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1997
3	0280	POOL R/CON	0 100	18	36	648.00	UT	70.00	70.00	100	1998
4	0166	CONC, PAVMT	0 100	0	0	1,052.00	UT	1.50	1.50	100	1998
5	0260	PAVEMENT -A	0 100	10	258	2,580.00	UT	0.75	0.75	100	1998

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
23,559											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		505,902	
TOTAL MARKET OB/XF VALUE		23,559	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		584,461	
SOH/AGL Deduction		39,405	
ASSESSED VALUE		545,056	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		494,334	
TOTAL JUST VALUE		584,461	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		590,785	

LAND:1:1: 5.03 AC			
SALE:1:1: LOT 8			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050864	Roof Replacement	32,000	09/19/2024
29301	GARAGE	383	04/11/2011
14253	ADDN SFR	95	07/09/1998
14147	POOL	145	06/16/1998
11768	SFR	395	10/17/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1547/675	8/18/2025	WD	Q	I	01	794,443	
GRANTOR: KEEN DALLAS HART							
GRANTEE: FLINT STEVEN WAYNE							
1532/1676	1/31/2025	LE	U	I	14	100	
GRANTOR: HART DALLAS LYNN FKA							
GRANTEE: KEEN RAYMOND AND DA							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W15 PT0= N12 W9 S12 E9\$ FOP= W9 S18 E9 N18\$ S18 W9 N8 FOP= N18 W22 S8 W15 S10 E37\$ W37 S46 E16 FOP= S1E4 N5 W4 S4\$ N4 E4 S4 E13 N2 E5 BAS= S10 E21 BAS= E22 BAS= S2 E27 N25 FCP= N28 FGR= N24 W27 S24 E27\$ W24 FST= W3 S24 E3 N24\$ S24 W3 S4 E27\$ W27 S23\$ N21 W22 S21\$ N21 W21 S11\$ N11 E21 N11 E2 N32\$ PTR= N30 UUS= N12 W8 S12 E8\$ S30\$.											