COMM SW COR OF SW1/4 OF NW1/4, E
249.15 FT, FOR POB, CONT N 186.4
TO W R/W LINE OF CR 135, S 228.6

HOWD GERALD/HOWD NINA C
346 NW NOEGEL RD
LAKE CITY, FL 32055

2026

30-3S-16-02399-001

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 100
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
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

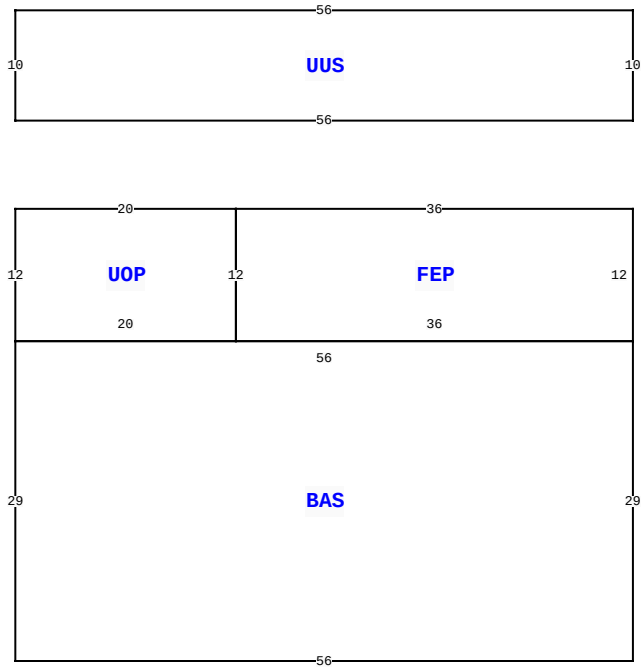
DOR CODE 0201 MODULAR HOME
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 30316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100		1,624	94,340
FEP	432	80		346	20,100
UOP	240	20		48	2,789
UUS	560	50		280	16,266
TOTALS	2,856			2,298	133,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	2,298	114.8000	105.62	242,715	2007	2007	0	0	0	45.00	55.00

1 MODULAR 1 100% - 2008 Heated Area: 1624 HX Base Yr 2008



346 NW NOEGEL RD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		133,493
TOTAL MARKET OB/XF VALUE		33,480
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		184,973
SOH/AGL Deduction		32,262
ASSESSED VALUE		152,711
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		101,989
TOTAL JUST VALUE		184,973
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048639	Storage Building	60,000	03/15/2024
000042697	Roof Replacement	19,879	09/07/2021
36133	MAINT/ALTR	144	12/27/2017
26105	SFR	275	08/07/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1127/1590	8/06/2007	WD	Q	V	06	100
GRANTOR: GERALD LEE HOWD						
GRANTEE: GERALD HOWD & NINA						
1076/0675	3/03/2006	WD	Q	V	06	100
GRANTOR: GERALD LEE HOWD						
GRANTEE: GERALD HOWD(BLOOD R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S29 E56 N29$ FEP= N12 W36 UOP= W20 S12 E20 N12$ S12 E36$ PTR= N20 UUS= N10 W56 S10 E56$ S20$.

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	100	12	30	360.00	UT	9.00	9.00	100	2017	2017	3	100	3,240	
2	0030	BARN,MT	0	100	0	0	1.00	UT	30,240.00	30,240.00	100	2025	2024		100	30,240	

LAND DESCRIPTION

TOTAL OB/XF 33,480

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	0201	C	MOD HOME	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 03/27/2024 BY justin Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/18/2025 BY SYS