

COMM NE COR OF SW1/4 OF NW1/4, W
TO W R/W OF NW NOEGEL RD, S 401.
CONT S 396.56 FT, W 650.32 FT, N

CHAMPION DONALD/CHAMPION RHONDA
434 NW NOEGEL RD
LAKE CITY, FL 32055-7555

2026

30-3S-16-02401-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual Units	05	CONV 100 0 100
Quality	07	07
DOR CODE	5000 IMPROVED AG	
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	30316.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,014	100
FGR	572	55
FHS	425	60
FOP	272	30
FSP	184	40
FSP	406	40
TOTALS	3,873	
		2,902
		336,243

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,902	114.9500	128.74	373,603	2015	2015	0	0	10.00	90.00

1 SINGLE FAM 100% - 2021

Heated Area: 2439

HX Base Yr 2021

The diagram shows a floor plan with four labeled areas: FHS, FSP, FGR, and BAS. FHS is a small rectangular area at the top with dimensions 15, 5, 5, 14, and 25. FSP is a rectangular area in the upper middle with dimensions 29, 10, 16, 4, 29, 17, and 8. FGR is a rectangular area on the left with dimensions 26, 10, 22, 26, and 22. BAS is a large area on the right with dimensions 16, 11, 11, 6, 16, 12, 3, 6, 10, 8, 21, 5, 8, 13, 29, 6, and 3. The areas are connected by lines representing walls or boundaries.