COMM NW COR OF S1/3 OF SE1/4 OF
ALONG N LINE OF S1/3 OF SE1/4 OF
896.62 FT TO POB, THENCE CONT E

MCCAULEY MICHAEL L/MCCAULEY GWENDOLYN K
4144 NW NOEGEL RD
WELLBORN, FL 32094

2027

11-3S-15-00157-009

BUILDING CHARACTERISTICS

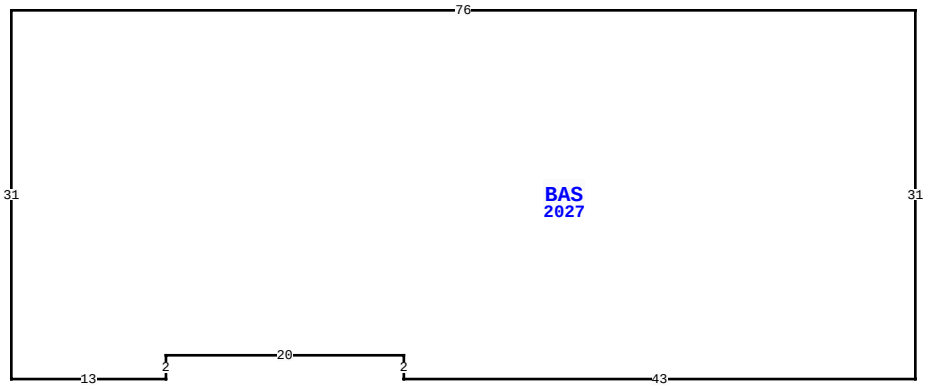
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	11315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,316	100	2027	2,316	115,661
TOTALS	2,316			2,316	115,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,316	113.5000	90.80	210,293	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 0% - 2027 Heated Area: 2316 HX Base Yr



575 NW NICKLE GLN, WELLBORN

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0294	SHED WOOD/	0	0	12	24	288.00	UT	5.00	5.00	100	2005	2005	3	100	1,440	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	115,661
TOTAL MARKET OB/XF VALUE	9,940
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	185,601
SOH/AGL Deduction	7,628
ASSESSED VALUE	177,973
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	177,973
TOTAL JUST VALUE	185,601
NCON VALUE	115,661
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22895	M H	0	03/09/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1235/2176	5/11/2012	WD	U	I	12	49,000
GRANTOR: BENEFICIAL FLORIDA IN						
GRANTEE: MICHAEL L & GWENDOL						
1227/2557	11/29/2011	WD	U	I	12	127,857
GRANTOR: DONALD D & AMALIA A T						
GRANTEE: BENEFICIAL FLORDIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=91,10] W76 S31 E13 N2 E20 S2 E43 N31 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,940

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	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							

REVIEW DATE 07/24/2026 BY JB Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/16/2026 BY SYS