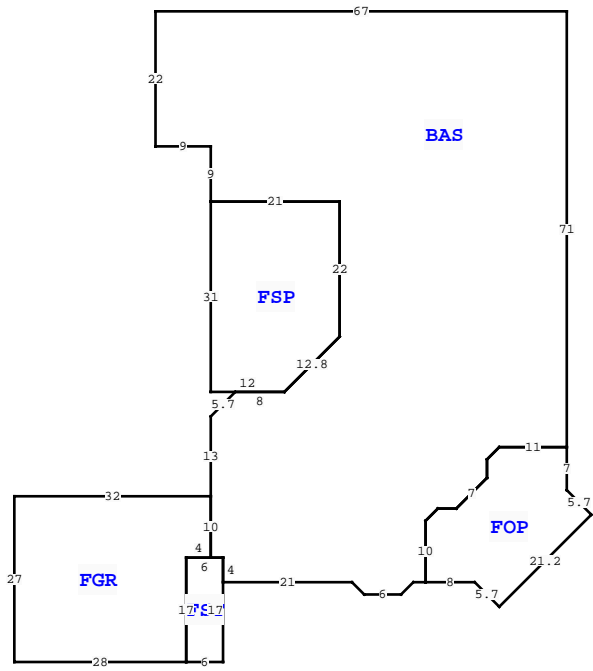


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	80		
Interior Floo	15	HARDTILE	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		4.5	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	12315.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,567	100		4,567	459,487
FGR	796	55		438	44,067
FOP	422	30		127	12,778
FSP	611	40		244	24,549
FST	102	55		56	5,634
TOTALS	6,498			5,432	546,516

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	EXCEPT SFR	100%	- 2022		Heated Area: 4567					HX Base Yr 2022		



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			546,516
TOTAL MARKET OB/XF VALUE			34,502
TOTAL LAND VALUE - MARKET			214,500
TOTAL MARKET VALUE			795,518
SOH/AGL Deduction			89,757
ASSESSED VALUE			705,761
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			654,350
TOTAL JUST VALUE			795,518
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			802,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043748	Solar Power Syste	64,500	02/22/2022
16363	POOL	160	12/03/1999
14542	SFR	680	09/22/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U / I	V / I	RSN CD	SALE PRICE
1456/338	12/31/2021	WD Q	Q	I	01	707,000
GRANTOR: JANASIEWICZ STANLEY W						
GRANTEE: STEPHENSON JOHN R						
0777/0063	6/30/1993	WD Q	Q	V		80,000
GRANTOR: RUTH ROGERS						
GRANTEE: STANLEY JANASIEWICZ						

EXTRA FEATURES																
L N	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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	2,018.00	UT	1.50	1.50	100	1999	1999	3	100	3,027	
3	0280	POOL R/CON	0	100	17	38	UT	70.00	70.00	100	2000	2000	3	40	18,088	
4	0282	POOL ENCL	0	100	23	58	UT	15.00	15.00	100	2000	2000	3	40	8,004	
5	0258	PATIO	0	100	14	23	UT	1.50	1.50	100	2000	2000	3	100	483	
6	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2005	2005	3	100	300	
7	0040	BARN,POLE	0	100	0	0	UT	0.00	0.00	100	2005	2005	3	100	200	
8	0070	CARPORT UF	0	100	24	30	UT	2.50	2.50	100	2005	2005	3	100	1,800	
9	0040	BARN,POLE	0	100	0	0	UT	0.00	0.00	100	2016	2016	3	100	100	
10	0040	BARN,POLE	0	100	0	0	UT	0.00	0.00	100	2016	2016	3	100	100	

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	35.75	AC		1.00	1.00	1.00	6,000.00	6,000.00	214,500							
													TOTAL OB/XF				34,102							

BUILDING NOTES												
<p>BUILDING DIMENSIONS</p> <p>BAS= W67 S22 E9 S9 FSP= S31 E12 R9 U9 N22 W21\$ E21 S22 D9 L9 W8 L4 D4 S13 FGR= W32 S27 E28 FST= E6 N17 W6 S17\$ N17 E4 N10\$ S10 E2 S4 E21 D2 R2 E6 R2 U2 E2 FOP= E8 D4 R4 R15 U15 U4 L4 N7 W11 L2 D2 S3 D5 L5 W3 L2 D2 S10\$ N10 U2 R2 E3 R5 U5 N3 U2 R2 E11 N71\$.</p>												

NEL/4 OF SW1/4 & THAT PART OF NW LYING E OF CR-135 & EX 5 ACRES D 1087-2142.

STEPHENSON JOHN R/SHEPHERD GINA L
3951 NW NOEGEL RD
WELLBORN, FL 32094

2026

12-3S-15-00159-000

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 546,516 TOTAL MARKET OB/XF VALUE 34,502 TOTAL LAND VALUE - MARKET 214,500 TOTAL MARKET VALUE 795,518 SOH/AGL Deduction 89,757 ASSESSED VALUE 705,761 TOTAL EXEMPTION VALUE HX HB 51,411 BASE TAXABLE VALUE 654,350 TOTAL JUST VALUE 795,518 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 802,903											
DOR CODE 0100 SINGLE FAMILY																	PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 01																												
NEIGHBORHOOD/LOC 12315.00 1.00/																	SALES DATA OFF RECORD TYPE Q / V / RSN SALE Number DATE INST U / I / CD PRICE 1456/338 12/31/2021 WD Q I 01 707,000 GRANTOR: JANASIEWICZ STANLEY W GRANTEE: STEPHENSON JOHN R 0777/0063 6/30/1993 WD Q V 80,000 GRANTOR: RUTH ROGERS GRANTEE: STANLEY JANASIEWICZ											
TOTALS																	BUILDING NOTES BUILDING DIMENSIONS											
EXTRA FEATURES																												
L N	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												
11	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100													
12	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300													
																	TOTAL OB/XF 400											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
REVIEW DATE 01/24/2023 BY ks Total Acres: 35.75 Total Land Value: 214,500 Market: 0 Agricultural: 0 Common: 214,500 PRINTED 06/23/2026 BY SYS																												