NE1/4 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

2027

12-3S-15-00159-000

BUILDING CHARACTERISTICS

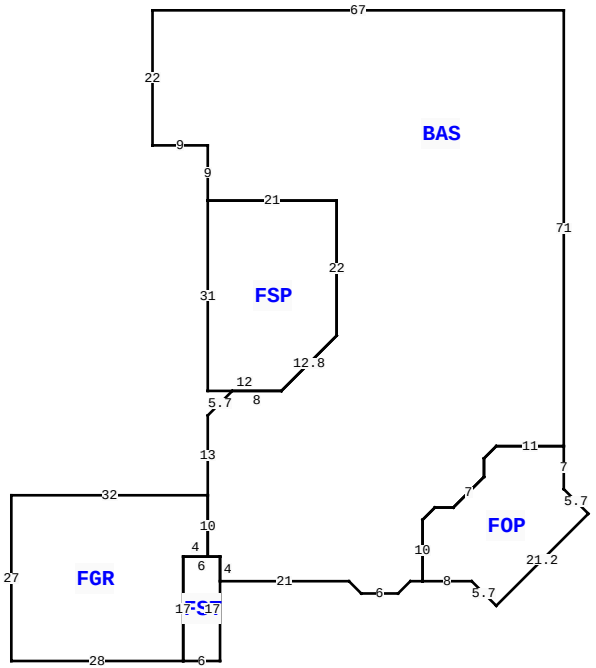
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	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
0900	01	5,432	113.2960	135.96	738,535	1999	1999	0	0	0	26.00	74.00

1 EXCEPT SFR 100% - 2022 Heated Area: 4567 HX Base Yr 2022



3951 NW NOEGEL RD, WELLBORN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

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		68,584
ASSESSED VALUE		726,934
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		675,523
TOTAL JUST VALUE		795,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		795,518

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	V / I	RSN CD	SALE 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						

BUILDING NOTES

BUILDING DIMENSIONS

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$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	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	646.00	UT	70.00	70.00	100	2000	2000	3	40	18,088	
4	0282	POOL ENCL	0	100	23	58	1,334.00	UT	15.00	15.00	100	2000	2000	3	40	8,004	
5	0258	PATIO	0	100	14	23	322.00	UT	1.50	1.50	100	2000	2000	3	100	483	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
8	0070	CARPORT UF	0	100	24	30	720.00	UT	2.50	2.50	100	2005	2005	3	100	1,800	
9	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
10	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 34,102

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	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							

REVIEW DATE 01/24/2023 BY KS Total Acres: 35.75 Total Land Value: 214,500 Market: 0 Agricultural: 0 Common: 214,500 PRINTED 11/17/2026 BY SYS

NE1/4 OF SW1/4 & THAT PART OF NW LYING E OF CR-135 & EX 5 ACRES D 1087-2142.

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BUILDING CHARACTERISTICS

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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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
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	

LAND DESCRIPTION

TOTAL OB/XF 400

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

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