

BEG 1051.31 FT S OF NE COR OF  
 NW1/4 OF NW1/4, RUN W 650 FT,  
 S TO C/L OF ORANGE CREEK,

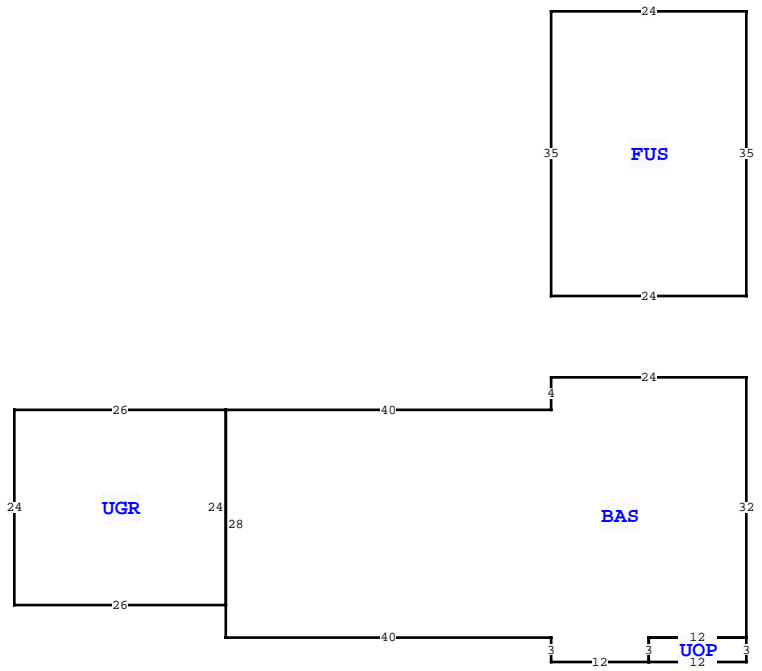
HOUSTON ANITA KUYERS  
 3328 NW NOEGEL RD  
 WELLBORN, FL 32094

**2026**

13-3S-15-00170-001  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.5	1.5 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	13315.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,924	100	
FUS	840	100	
UGR	624	45	
UOP	36	20	
TOTALS	3,424		
		3,052	239,365

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100% - 0			368,254	1979	1979	0	0	35.00	65.00	Heated Area: 2764 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			239,365
TOTAL MARKET OB/XF VALUE			4,310
TOTAL LAND VALUE - MARKET			98,600
TOTAL MARKET VALUE			256,156
SOH/AGL Deduction			123,376
ASSESSED VALUE			132,780
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			81,369
TOTAL JUST VALUE			342,275
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			342,275
BLDG:1:1: FLOOR FINISH NOT COMPLETED ONLY 50 %.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052366	Roof Replacement	16,300	02/18/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

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	0170	FPLC 2STRY	0	100	0	0	UT	2,750.00	2,750.00	100	1979	1979	3	100	2,750	
2	0166	CONC,PAVMT	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	400	
3	0258	PATIO	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	200	
4	0040	BARN,POLE	0	100	20	40	UT	3.00	3.00	40	2007	2007	3	40	960	

LAND DESCRIPTION																								
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
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.86	AC		1.00	1.00	1.00	280.00	280.00	2,481							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.86	AC		1.00	1.00	1.00	10,000.00	10,000.00	88,600							

BUILDING NOTES													
BAS=[ORIG=0,0] W24 S4 W40 S28 E40 S3 E12 N3 E12 N32 \$													
FUS=[ORIG=0,-10] W24 N35 E24 S35 \$													
UGR=[ORIG=-64,4] W26 S24 E26 N24 \$													
UOP=[ORIG=-12,35] E12 N3 W12 S3 \$													

TOTAL OB/XF														4,310									
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