

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

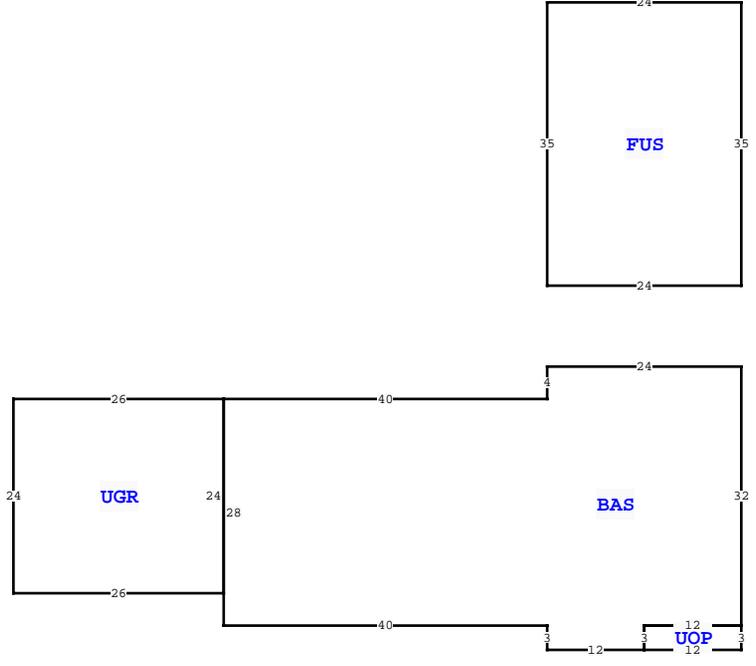
2026

13-3S-15-00170-001



ELEMENT		CD	BUILDING CHARACTERISTICS	
CONSTRUCTION				
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	TOT ADJ MARKET VALUE
BAS	1,924	100		1,924 153,586
FUS	840	100		840 67,054
UGR	624	45		281 22,432
UOP	36	20		7 559
TOTALS	3,424			3,052 243,630

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			374,816	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			243,630
TOTAL MARKET OB/XF VALUE			4,310
TOTAL LAND VALUE - MARKET			98,600
TOTAL MARKET VALUE			260,421
SOH/AGL Deduction			127,641
ASSESSED VALUE			132,780
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			81,369
TOTAL JUST VALUE			346,540
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	1.00	UT	2,750.00	100	1979	1979	3	100	2,750	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	400	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	200	
4	0040	BARN,POLE	0	100	20	40	800.00	UT	3.00	40	2007	2007	3	40	960	

TOTAL OB/XF													
4,310													

BUILDING NOTES													
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BUILDING DIMENSIONS													
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 \$													

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	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							