COMM NE COR OF NW1/4 OF NW1/4,
RUN S 440 FT FOR POB, RUN W
419 FT, N 429 FT, W 915.95 FT,

LAUGHLIN LYNNE I
3458 NW NOEGEL RD
WELLBORN, FL 32094

2026

13-3S-15-00172-000

BUILDING CHARACTERISTICS

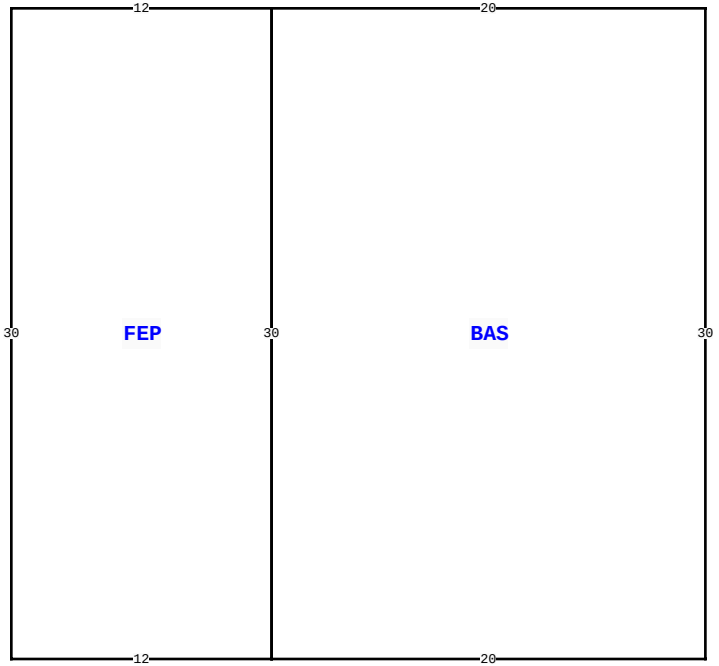
ELEMENT	CD	CONSTRUCTION
Exterior Wall	21	STONE 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	06	VINYL ASB 90
Interior Floo	14	CARPET 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame		N/A 100
Stories	0	0 100
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 AREA	SUBAREA MARKET VALUE
BAS	600	100		600	49,472
FEP	360	80		288	23,746
TOTALS	960			888	73,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	888	113.2560	126.85	112,643	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 600 HX Base Yr 2003



3458 NW NOEGEL RD, WELLBORN

BLD DATE		LGL DATE	
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	0030	BARN,MT	0	0	60	89	5,340.00	UT	1.80	1.80	100	1981	1981	3	100	9,612	
2	0040	BARN,POLE	0	100	26	60	1,560.00	UT	2.00	2.00	100	0	0	3	100	3,120	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		73,218
TOTAL MARKET OB/XF VALUE		14,332
TOTAL LAND VALUE - MARKET		179,550
TOTAL MARKET VALUE		102,516
SOH/AGL Deduction		22,088
ASSESSED VALUE		80,428
TOTAL EXEMPTION VALUE	HX HB	45,816
BASE TAXABLE VALUE		34,612
TOTAL JUST VALUE		267,100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0968/0846	8/26/2002	WD	Q	I	01	100

GRANTOR: GARY LAUGHLIN

GRANTEE: LYNNE LAUGHLIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FEP= W12 S30 E12 N30 $ S30 E20 N30$.

LAND DESCRIPTION

TOTAL OB/XF 14,332

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	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	14.95	AC		1.00	1.00	1.00	280.00	280.00	4,186							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	445.00	445.00	1,780							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	18.95	AC		1.00	1.00	1.00	9,000.00	9,000.00	170,550							

REVIEW DATE 01/27/2023 BY KS Total Acres: 19.95 Total Land Value: 14,966 Market: 170,550 Agricultural: 5,966 Common: 9,000 PRINTED 06/22/2026 BY SYS