

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,

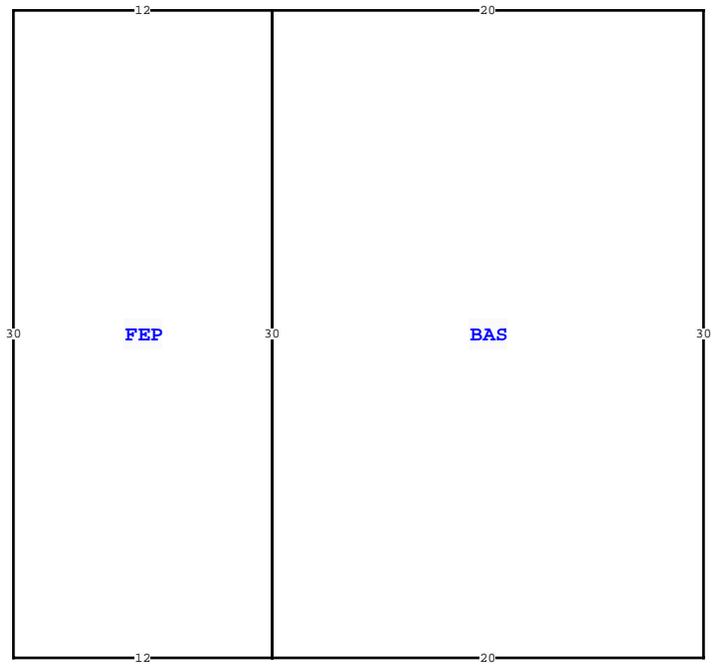
LAUGHLIN LYNNE I
 3458 NW NOEGEL RD
 WELLBORN, FL 32094

2026

13-3S-15-00172-000


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	21	STONE 60			
Exterior Wall	12	CEDAR 40			
Roof Structure	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	50,353
FEP	360	80		288	24,170
TOTALS	960			888	74,522

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%	2003		Heated Area: 600					HX Base Yr 2003			



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		74,522			
TOTAL MARKET OB/XF VALUE		14,332			
TOTAL LAND VALUE - MARKET		179,850			
TOTAL MARKET VALUE		103,820			
SOH/AGL Deduction		23,392			
ASSESSED VALUE		80,428			
TOTAL EXEMPTION VALUE		HX HB 45,816			
BASE TAXABLE VALUE		34,612			
TOTAL JUST VALUE		268,404			
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						

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	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	

TOTAL OB/XF														14,332			
3458 NW NOEGEL RD, WELLBORN																	
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W20 FEP= W12 S30 E12 N30 S S30 E20 N30\$.													

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	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								