

COMM NE COR OF NW1/4 OF NW1/4, W
R/W CR-135 S 439.93 FT TO POB, S
204.70 FT, NW 100.98 FT, N 70 FT

LAUGHLIN LYNN IRENE
3458 NW NOEGEL RD
WELLBORN, FL 32094

2026

13-3S-15-00172-001



ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	21	STONE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	06	VINYL ASB 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,700	100		1,700	139,252
FGR	576	55		317	25,966
FOP	240	30		72	5,897
FSP	100	40		40	3,277

TOTALS	2,616			2,129	174,393
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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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,129	112.5200	126.02	268,297	1988	1988	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 1700 HX Base Yr

BLD DATE		LGL DATE		04/16/2026	MLU
XF DATE		LAND DATE			
INC DATE		AG DATE			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		174,393	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		14,746	
TOTAL MARKET VALUE		189,139	
SOH/AGL Deduction		0	
ASSESSED VALUE		189,139	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		189,139	
TOTAL JUST VALUE		189,139	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		184,224	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30763	MAINT/ALTR	55	02/05/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1403/2082	1/17/2020	PB	U	I	18	0

GRANTOR: CLERK OF COURT (GARY)
GRANTEE: LYNN IRENE LAUGHLIN

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W50 FGR= W24 S24 E24 N24\$ S24 FSP= W10 S10 E10 N10\$ S10 E18 FOP= S12 E20 N12 W20\$ E32 N34\$.

LAND DESCRIPTION		TOTAL OB/XF														0								
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	0		A-1	0.00	0.00	0.87	AC		1.00	1.00	1.13	15,000.00	16,950.00	14,746							