THE S1/2 OF NW1/4 & N1/2 OF SW1/4 AS LIES S OF ORANGE CREEK & N OF RR R/W EX ANY

MCKEITHEN LEON A (LIFE ESTATE)
2942 NW NOEGEL RD
WELLBORN, FL 32094

2026

13-3S-15-00173-003

BUILDING CHARACTERISTICS

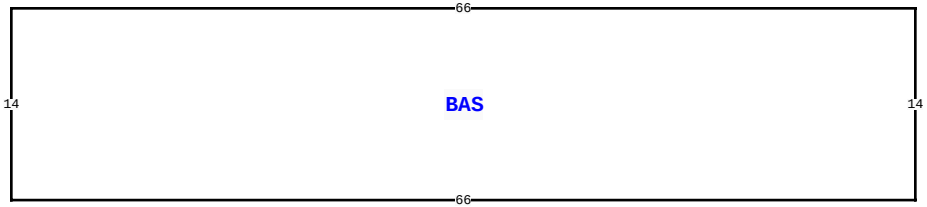
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
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	924	100		924	13,424
TOTALS	924			924	13,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	60.5400	36.32	33,560	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



2946 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	13,424
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	271,240
TOTAL MARKET VALUE	32,007
SOH/AGL Deduction	3,874
ASSESSED VALUE	28,133
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,133
TOTAL JUST VALUE	291,664
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	291,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0962/2026	7/25/2002	WD	Q	V	03	159,000

GRANTOR: LEON MCKEITHEN (RETAI

GRANTEE: TIITF, ENVIRONMENTA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	5700	A	TIMBER 4	0		A-1	0.00	0.00	66.81	AC		1.00	1.00	0.50	227.00	113.50	7,583							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	66.81	AC		1.00	1.00	0.50	8,000.00	4,000.00	267,240							
3	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	0.50	8,000.00	4,000.00	4,000							

REVIEW DATE 01/27/2023 BY KS Total Acres: 67.81 Total Land Value: 11,583 Market: 267,240 Agricultural: 7,583 Common: 4,000 PRINTED 06/22/2026 BY SYS