

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		CONSTRUCTION	
ELEMENT	CD		
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
BAS	924	100	
TOTALS	924		14,096

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	0								
				Heated Area: 924							
					HX Base Yr						



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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			14,096
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			271,240
TOTAL MARKET VALUE			32,679
SOH/AGL Deduction			4,546
ASSESSED VALUE			28,133
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			28,133
TOTAL JUST VALUE			292,336
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: TITF, ENVIRONMENTA						

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

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W66 S14 E66 N14\$.			

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	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							