NE1/4 & N1/2 OF SE1/4 N OF RR.
557-415, 538-362, 584-2, 612-409

MCKEITHEN LEON A JR
2942 NW NOEGEL RD
WELLBORN, FL 32094

2026

14-3S-15-00183-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	14315.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	918,000
TOTAL MARKET VALUE	48,824
SOH/AGL Deduction	0
ASSESSED VALUE	48,824
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,824
TOTAL JUST VALUE	918,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	918,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15506	M H	125	05/12/1999
15193	PUMP/UTPOL	30	03/10/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/0504	4/04/2019	LE	U	V	14	0

GRANTOR: LEON A MCKEITHEN (ENH

GRANTEE: KELLY ALEXIS HOLLIN

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	45.00	AC		1.00	1.00	1.00	280.00	280.00	12,600							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	89.00	AC		1.00	1.00	1.00	281.00	281.00	25,009							
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	25.00	AC		1.00	1.00	1.00	40.00	40.00	1,000							
4	5700	A	TIMBER 4	0		A-1	0.00	0.00	45.00	AC		1.00	1.00	1.00	227.00	227.00	10,215							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	204.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	918,000							

REVIEW DATE 05/16/2023 BY MLU Total Acres: 204.00 Total Land Value: 48,824 Market: 918,000 Agricultural: 48,824 Common: 0 PRINTED 06/23/2026 BY SYS