

BEG AT NW COR OF SEC, E 265 FT,
263.95 FT, N 243.23 FT TO POB &
SEC, S 327 FT, E 1337.77 FT TO W

BARRY ROY CHRISTOPHER
1792 NW NOEGEL RD
LAKE CITY, FL 32055

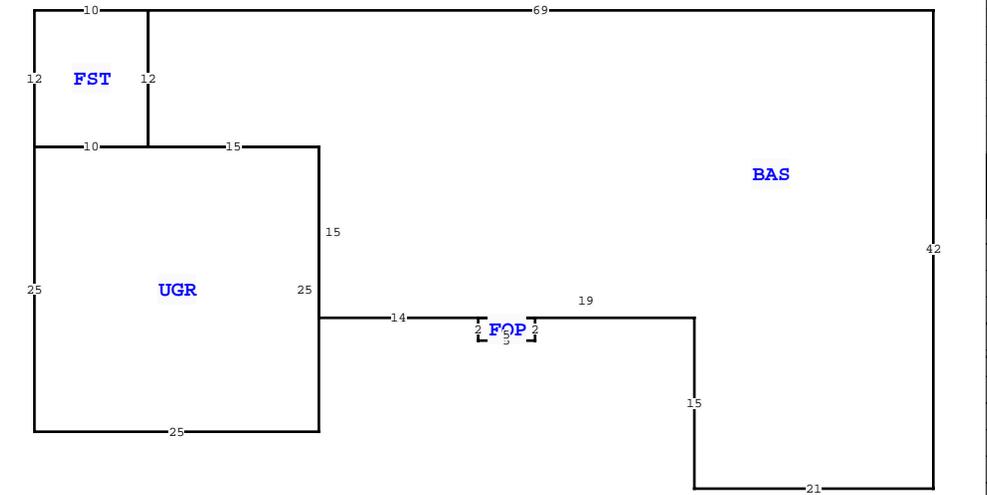
2026

19-3S-16-02183-001



ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,303	120.2800	137.12	315,787	1976	1976	0	0	35.00	65.00	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,953	100		1,953	174,067
FOP	10	30		3	267
FST	120	55		66	5,883
UGR	625	45		281	25,045
TOTALS	2,708			2,303	205,262

1792 NW NOEGEL RD, LAKE CITY

BLD DATE		LGL DATE	05/04/2026	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

COLUMBIA COUNTY PROPERTY					
VALUATION SUMMARY					
VALUATION BY					STANDARD
Tax Group: 3					Tax Dist:
BUILDING MARKET VALUE					205,262
TOTAL MARKET OB/XF VALUE					750
TOTAL LAND VALUE - MARKET					95,285
TOTAL MARKET VALUE					223,019
SOH/AGL Deduction					8,672
ASSESSED VALUE					214,347
TOTAL EXEMPTION VALUE					51,411
BASE TAXABLE VALUE					162,936
TOTAL JUST VALUE					301,297
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					292,674

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	225	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	125	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1490/1655	5/12/2023	WD U	I 30	165,000
GRANTOR: BROWN JAMES M JR TRUS				
GRANTEE: BARRY ROY CHRISTOPH				
1378/1616	2/20/2019	QC U	I 11	100
GRANTOR: JAMES M BROWN III TRU				
GRANTEE: JAMES M BROWN III T				

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= N42 W69 FST= S12 W10 N12 E 10\$ S12 UGR= W10 S25 E25 N25 W15\$ E15 S15 E14 FOP= S2 E5 N2 W5\$ E19 S15 E21\$.												

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	1.54	AC		1.00	1.00	1.00	9,500.00	9,500.00	14,630								
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.49	AC		1.00	1.00	1.00	280.00	280.00	2,377								
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	8.49	AC		1.00	1.00	1.00	9,500.00	9,500.00	80,655								