

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

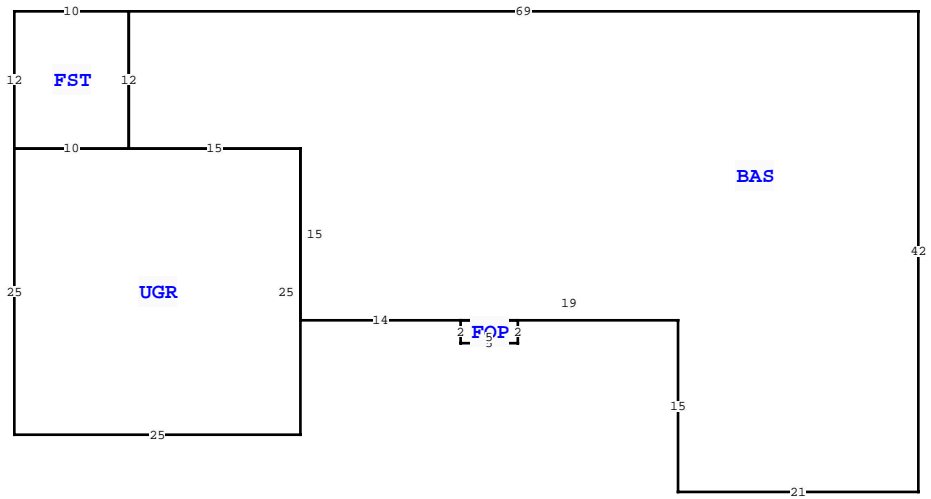
2026

19-3S-16-02183-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
NEIGHBORHOOD/LOC	19316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,953	100	
FOP	10	30	
FST	120	55	
UGR	625	45	
TOTALS	2,708		
		TOT ADJ AREA	2,303
		SUBAREA MARKET VALUE	201,654

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	134.71	310,237	1976	1976	0	0	35.00	65.00
1 SINGLE FAM 100% - 2024 Heated Area: 1953 HX Base Yr 2024											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		201,654	
TOTAL MARKET OB/XF VALUE		750	
TOTAL LAND VALUE - MARKET		95,285	
TOTAL MARKET VALUE		219,411	
SOH/AGL Deduction		5,064	
ASSESSED VALUE		214,347	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		162,936	
TOTAL JUST VALUE		297,689	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		292,674	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042308	Roof Replacement	6,000	07/13/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	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						

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

BUILDING NOTES	
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\$.	

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	0	0	0.00	100	0	0	3	100	225	
2	0258	PATIO	0	100	0	0	0	0	0.00	100	0	0	3	100	125	
3	0296	SHED METAL	0	100	0	0	0	0	0.00	100	2014	2014	3	100	400	
TOTALS															750	

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							