COMM NE COR OF SE1/4, RUN W
344.69 FT FOR POB, RUN S
664.44 FT, W APPROX 325 FT, S

BEDENBAUGH BETTY H
1439 NW NOEGEL RD
LAKE CITY, FL 32055

2027

19-3S-16-02184-002

BUILDING CHARACTERISTICS

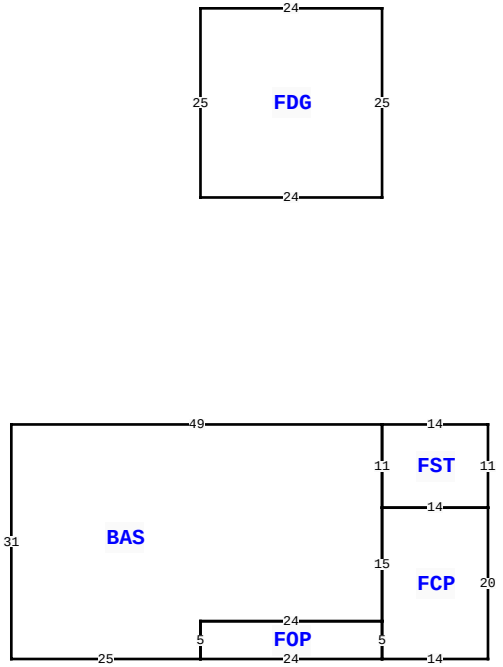
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	19316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,399	100		1,399	114,496
FCP	280	25		70	5,729
FDG	600	60		360	29,463
FOP	120	30		36	2,946
FST	154	55		85	6,956
TOTALS	2,553			1,950	159,591

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,950	114.4600	125.91	245,524	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1399 HX Base Yr



1439 NW NOEGEL RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	259,445
TOTAL MARKET OB/XF VALUE	5,548
TOTAL LAND VALUE - MARKET	141,310
TOTAL MARKET VALUE	284,510
SOH/AGL Deduction	63,696
ASSESSED VALUE	220,814
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	169,403
TOTAL JUST VALUE	406,303
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	411,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045779	Roof Replacement	3,339	10/26/2022
000045777	Roof Replacement	8,889	10/25/2022
21422	GARAGE	140	01/14/2004
8509	SFR	80,000	06/20/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 S31 E25 FOP= E24 N5W24 S5$ N5 E24 FCP= S5 E14 N20 W14 S15$ N15 FST= E14 N11W14 S11$N11$ PTR= N30 FDG= N25 W24 S25 E24$ S30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0166	CONC,PAVMT	0	100	12	28	336.00	UT	1.50	1.50	100	1993	1993	3	100	504	
4	0070	CARPORT UF	0	100	20	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	720	
5	0294	SHED WOOD/	0	100	12	12	144.00	UT	3.50	3.50	100	1993	1993	3	100	504	
6	0166	CONC,PAVMT	0	100	24	40	960.00	UT	2.00	2.00	100	2004	2004	3	100	1,920	
7	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 5,548

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	0110	C	SFR RURAL	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							
2	0100	C	SFR	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	13.74	AC		1.00	1.00	1.00	280.00	280.00	3,847							
4	5500	A	TIMBER 2	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	445.00	445.00	2,670							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.74	AC		1.00	1.00	1.00	6,500.00	6,500.00	128,310							

REVIEW DATE 02/06/2023 BY KS Total Acres: 21.74 Total Land Value: 19,517 Market: 128,310 Agricultural: 6,517 Common: 13,000 PRINTED 11/17/2026 BY SYS

COMM NE COR OF SE1/4, RUN W
344.69 FT FOR POB, RUN S
664.44 FT, W APPROX 325 FT, S

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1439 NW NOEGEL RD
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2027

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BUILDING CHARACTERISTICS

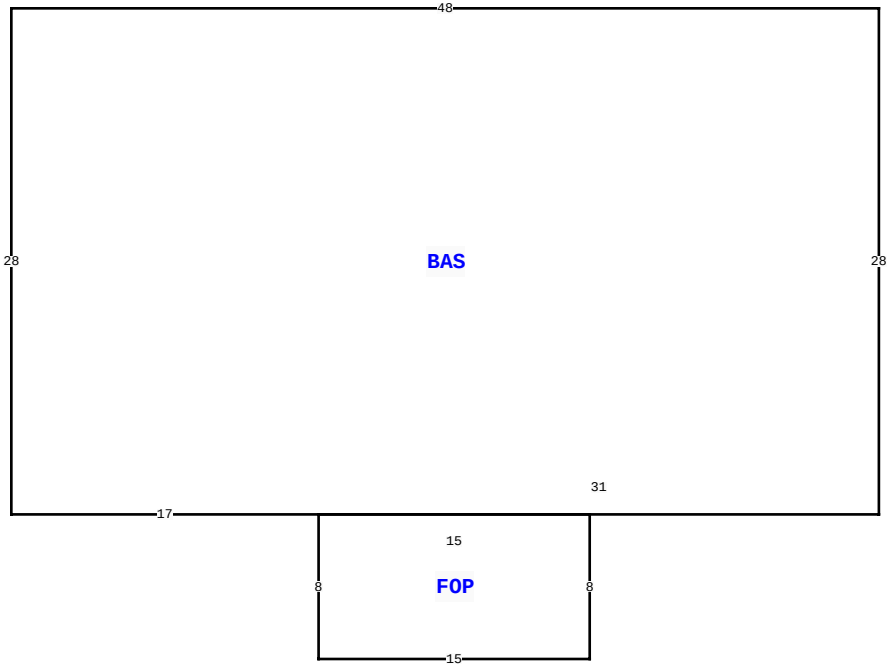
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	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	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	19316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	97,249
FOP	120	30		36	2,605
TOTALS	1,464			1,380	99,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,380	101.2000	111.32	153,622	1990	1990	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 1344 HX Base Yr



1439 NW NOEGEL RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S28 E17 FOP= S8 E15N8 W15$ E31 N28$.

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

REVIEW DATE 02/06/2023 BY KS Total Acres: 21.74 Total Land Value: 19,517 Market: 128,310 Agricultural: 6,517 Common: 13,000 PRINTED 11/17/2026 BY SYS