BEG AT NE COR SEC, RUN W 1302.08
NE1/4 OF NE1/4, CONT W ALONG N L
FT, S 1324.44 FT, E 678.72 FT, S

MIXON ANDREW L JR/MIXON MARY JO K
1557 NW NOEGEL RD
LAKE CITY, FL 32055

2026

23-3S-15-00185-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	23315.00	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	462,555
TOTAL MARKET VALUE	28,781
SOH/AGL Deduction	0
ASSESSED VALUE	28,781
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,781
TOTAL JUST VALUE	462,555
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	462,555

SALE:1:1: MULTI PARCEL DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1311/0437	3/09/2016	WD	Q	V	01	170,000
GRANTOR: RICHARD R BICKNELL						
GRANTEE: ANDREW L JR & MARY						
1207/1268	12/30/2010	WD	Q	V	01	325,000
GRANTOR: BARRY D & LURONDA S J						
GRANTEE: RICHARD R BICKNELL						

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	102.79	AC		1.00	1.00	1.00	280.00	280.00	28,781							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	102.79	AC		1.00	1.00	1.00	4,500.00	4,500.00	462,555							

REVIEW DATE 05/16/2023 BY MLU Total Acres: 102.79 Total Land Value: 28,781 Market: 462,555 Agricultural: 28,781 Common: 0 PRINTED 06/23/2026 BY SYS