COMM NW COR OF NE1/4 OF SW1/4, R
FOR POB, E 262.78 FT, S 165.77 F
N 165.77 FT TO POB, EX W 30 FT F

NOEGEL PHILLIP
703 SW ARBOR LN
LAKE CITY, FL 32024

2027

25-3S-15-00195-002

BUILDING CHARACTERISTICS

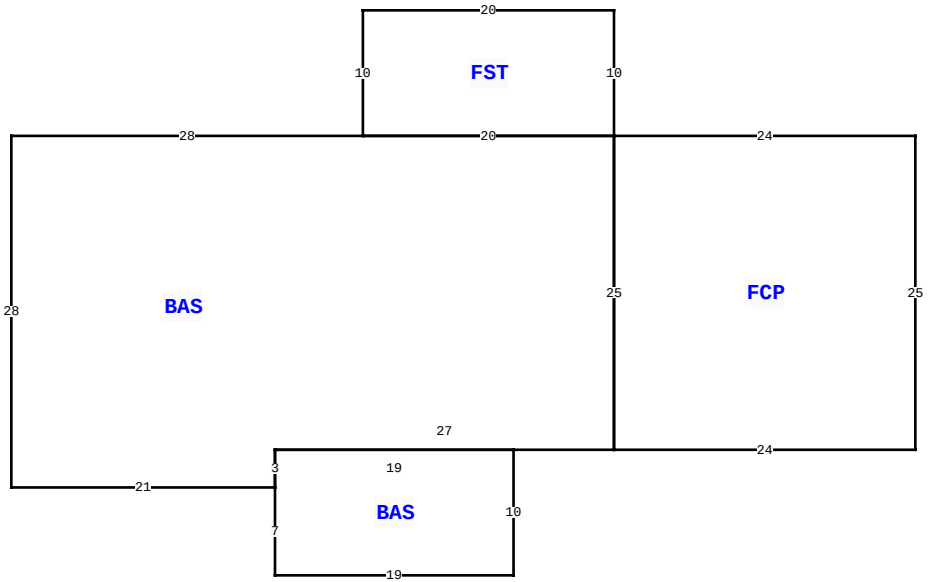
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	25315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	190	100		190	10,685
BAS	1,263	100		1,263	71,029
FCP	600	25		150	8,436
FST	200	55		110	6,186
TOTALS	2,253			1,713	96,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,713	78.6509	86.52	148,209	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1453 HX Base Yr



345 SW SEMINOLE TER, 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
1	0070	CARPORT UF	0	0	13	20	260.00	UT	2.50	2.50	80	0	0	3	80	520	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0166	CONC,PAVMT	0	0	10	159	1,590.00	UT	1.50	1.50	50	1993	1993	3	50	1,193	
4	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	96,336
TOTAL MARKET OB/XF VALUE	2,013
TOTAL LAND VALUE - MARKET	9,662
TOTAL MARKET VALUE	108,011
SOH/AGL Deduction	0
ASSESSED VALUE	108,011
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,011
TOTAL JUST VALUE	108,011
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046486	Solar Power Syste	68,365	02/08/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/2680	5/31/2024	LE	U	I	14	100
GRANTOR: NOEGEL PHILLIP A (ENH						
GRANTEE: DAVID HANNAH MARIE						
1209/0128	1/28/2011	WD	U	I	19	69,000
GRANTOR: ROYCE G MAYO & NANCY						
GRANTEE: PHILLIP NOEGEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S28 E21 BAS= S7 E19N10 W19 S3$ N3 E27 FCP= E24 N25 W24 S25$ N25 FST= N10 W20 S10 E20$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 2,013

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	0100	C	SFR	0		A-1	0.00	0.00	0.88	AC		1.00	1.00	1.22	9,000.00	10,980.00	9,662							

REVIEW DATE 05/10/2016 BY DF Total Acres: 0.88 Total Land Value: 9,662 Market: 0 Agricultural: 0 Common: 9,662 PRINTED 11/17/2026 BY SYS