

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

2026

25-3S-15-00195-002
VALUATION SUMMARY

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|--------|
| ELEMENT | CD | | |
| Exterior Wall | 15 | CONC BLOCK | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 80 |
| Interior Floor | 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 |
| BAS | 190 | 100 | |
| BAS | 1,263 | 100 | |
| FCP | 600 | 25 | |
| FST | 200 | 55 | |
| TOTALS | 2,253 | | 1,713 |
| | | | 98,084 |

| 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 | 88.09 | 150,898 | 1989 | 1989 | 0 | 0 | 35.00 | 65.00 |

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

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 98,084 |
| TOTAL MARKET OB/XF VALUE | | | 2,013 |
| TOTAL LAND VALUE - MARKET | | | 9,662 |
| TOTAL MARKET VALUE | | | 109,759 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 109,759 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 109,759 |
| TOTAL JUST VALUE | | | 109,759 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 107,612 |

| 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

| BLD DATE | | LGL DATE | |
|----------|----------|-----------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | | |

| 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\$. | |

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

| 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 | 0 | | A-1 | 0.00 | 0.00 | 0.88 | AC | | 1.00 | 1.00 | 1.22 | 9,000.00 | 10,980.00 | 9,662 | | | | | | | |