LOT 2 FAIRFIELD ESTATES S/D.

863-1754, 927-794, WD 1050-731,

COLEMAN BENNIE G/COLEMAN LINDA C
447 NW NOEGLE RD
LAKE CITY, FL 32055

2027

30-3S-16-02398-302

BUILDING CHARACTERISTICS

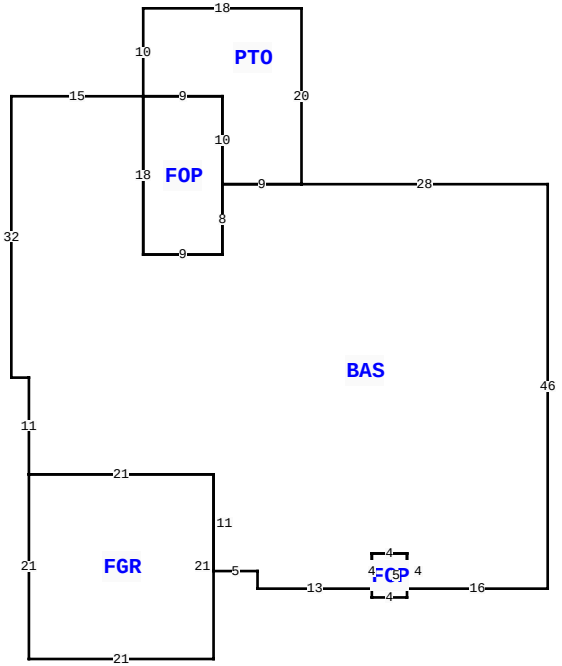
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	09	09
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	30316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,537	100		2,537	323,380
FGR	441	55		243	30,974
FOP	20	30		6	765
FOP	162	30		49	6,246
PTO	270	5		14	1,785
TOTALS	3,430			2,849	363,149

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,849	158.7404	174.61	497,464	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 2006 Heated Area: 2537 HX Base Yr 2006



447 NW NOEGEL RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	304.00	UT	2.00	2.00	100	1998	1998	3	100	608	
3	0260	PAVEMENT-A	0	100	0	0	3,280.00	UT	1.10	1.10	100	1998	1998	3	100	3,608	
4	0166	CONC,PAVMT	0	100	22	23	506.00	UT	2.00	2.00	100	1997	1997	3	100	1,012	
5	0296	SHED METAL	0	100	12	30	360.00	UT	7.00	7.00	100	2005	2005	3	100	2,520	
6	0296	SHED METAL	0	100	8	8	64.00	UT	7.00	7.00	100	2005	2005	3	100	448	
7	0280	POOL R/CON	0	100	12	30	360.00	UT	70.00	70.00	100	2007	2007	3	54	13,608	
8	0166	CONC,PAVMT	0	100	16	46	736.00	UT	3.00	3.00	100	2007	2007	3	100	2,208	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		363,149
TOTAL MARKET OB/XF VALUE		28,912
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		452,061
SOH/AGL Deduction		158,642
ASSESSED VALUE		293,419
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		242,008
TOTAL JUST VALUE		452,061
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		458,675

SALE:1:2: WARDS

SALE:1:1: DONALD DIX IS RELATED BY MARRIAGE TO THE

SALE:2:1: DIX ONE OF TRUSTEES/ MULTI-PARCEL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045410	Remodel	22,047	09/12/2022
000041735	Roof Replacement	20,773	04/14/2021
26376	POOL	265	11/01/2007
11767	SFR	350	10/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1362/0900	6/12/2018	LE	U	I	14	100
GRANTOR: BENNIE G & LINDA C CO						
GRANTEE: AARON W COLEMAN & C						
1050/0731	6/24/2005	WD	Q	I		299,900
GRANTOR: WARD						
GRANTEE: COLEMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 PTO= N20 W18 S10 E9 S10 E9$ W9 FOP= N10 W9 S18E9 N8$ S8 W9 N18 W15 S32 E2 S11 FGR= S21 E21 N21 W21 $ E21 S11E5 S2 E13 FOP= S1 E4N5 W4 S4$ N4 E4 S4 E16 N46$.

LAND DESCRIPTION

TOTAL OB/XF 28,012

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 06/21/2021 BY JS Total Acres: 5.02 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS

LOT 2 FAIRFIELD ESTATES S/D.

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MARKET ADJUSTMENTS

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COLUMBIA COUNTY PROPERTY

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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
11	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
12	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 900

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

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