LOTS 3 & 4 FAIRFIELD ESTATES S/D CARTER CATHY D/DOUGLAS JOHN T

833-2239, 863-1754, 865-2307, 93 ,

2027

30-3S-16-02398-304

BUILDING CHARACTERISTICS

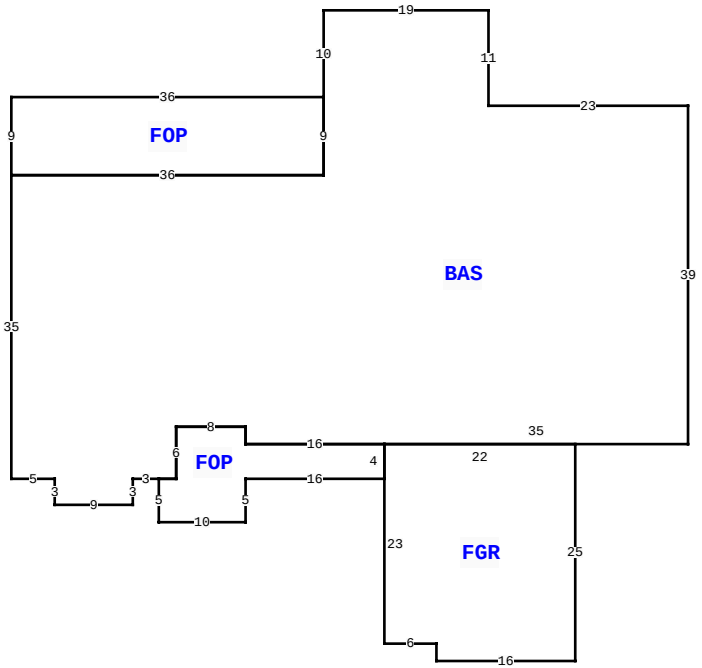
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur		N/A 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 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	3,050	100		3,050	352,077
FGR	538	55		296	34,168
FOP	162	30		49	5,656
FOP	324	30		97	11,197
TOTALS	4,074			3,492	403,099

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,492	143.7540	158.13	552,190	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 0% - 0 Heated Area: 3050 HX Base Yr



499 NW NOEGEL RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	941.00	UT	1.50	1.50	100	1998	1998	3	100	1,412	
3	0260	PAVEMENT-A	0	0	0	0	4,920.00	UT	0.90	0.90	100	1998	1998	3	100	4,428	
4	0258	PATIO	0	0	0	0	450.00	UT	1.50	1.50	100	1998	1998	3	100	675	
5	0280	POOL R/CON	0	0	14	30	420.00	UT	105.00	105.00	100	1998	1998	3	40	17,640	
6	0166	CONC,PAVMT	0	0	0	0	1,098.00	UT	1.50	1.50	100	1998	1998	3	100	1,647	
7	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	403,099
TOTAL MARKET OB/XF VALUE	27,302
TOTAL LAND VALUE - MARKET	108,000
TOTAL MARKET VALUE	538,401
SOH/AGL Deduction	0
ASSESSED VALUE	538,401
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	538,401
TOTAL JUST VALUE	538,401
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	545,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051332	Roof Replacement	52,000	10/31/2024
14231	POOL	100	07/02/1998
12094	SFR	460	01/30/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0930/0049	6/25/2001	WD	P	I	99	405,000
GRANTOR: MATTOX WARD						
GRANTEE: CATHY D CARTER & JO						
0865/2307	7/21/1998	TD	Q	I		320,000
GRANTOR: DONALD DIX						
GRANTEE: MATTOX WARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 N11 W19 S10 FOP= W36 S9 E36 N9$ S9 W36 S35 E5 S3 E9 N3 E3 FOP= S5 E10 N5 E16 N4 W16 N2 W8 S6 W2$ E2 N6 E8 S2 E16 FGR= S23 E6 S2 E16 N25 W22$ E35 N39$.

LAND DESCRIPTION

TOTAL OB/XF 27,302

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	2.00	LT		1.00	1.00	0.90	60,000.00	54,000.00	108,000							

REVIEW DATE 11/19/2024 BY JS Total Acres: 10.05 Total Land Value: 108,000 Market: 0 Agricultural: 0 Common: 108,000 PRINTED 11/17/2026 BY SYS