LOT 8 FAIRFIELD ESTATES S/D.

840-2228, WD 1023-2464, WD 1023-

FLINT STEVEN WAYNE/FLINT ALLISON LEIGH
735 NW NOEGEL RD
LAKE CITY, FL 32055

2027

30-3S-16-02398-308

BUILDING CHARACTERISTICS

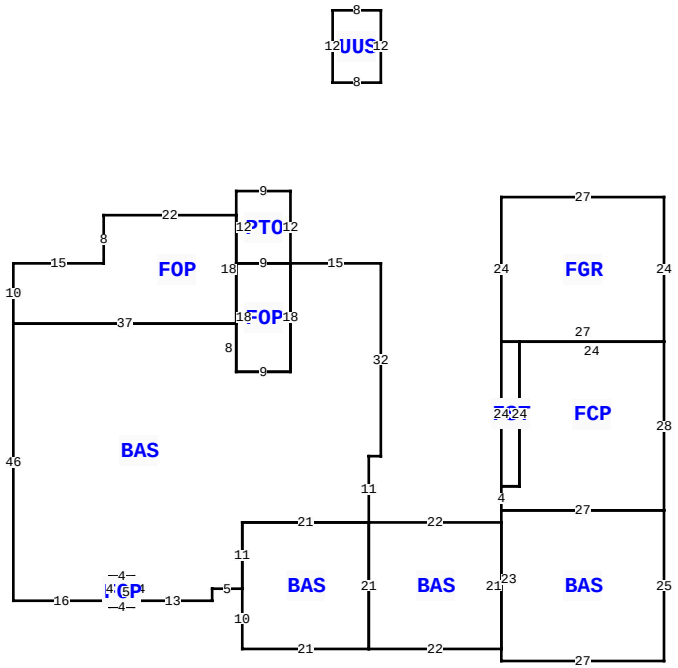
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	441	100		441	45,021
BAS	462	100		462	47,165
BAS	675	100		675	68,910
BAS	2,537	100		2,537	258,998
FCP	684	25		171	17,457
FGR	648	55		356	36,343
FOP	20	30		6	613
FOP	162	30		49	5,002
FOP	546	30		164	16,742
FST	72	55		40	4,083
TOTALS	6,451			4,954	505,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,954	116.0072	127.61	632,180	1997	2005	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 2026 Heated Area: 4115 HX Base Yr



** This building has 12 Sub-Areas

735 NW NOEGEL RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	505,744
TOTAL MARKET OB/XF VALUE	23,559
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	589,303
SOH/AGL Deduction	0
ASSESSED VALUE	589,303
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	589,303
TOTAL JUST VALUE	589,303
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	598,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050864	Roof Replacement	32,000	09/19/2024
29301	GARAGE	383	04/11/2011
14253	ADDN SFR	95	07/09/1998
14147	POOL	145	06/16/1998
11768	SFR	395	10/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/675	8/18/2025	WD	Q	I	01	794,443
GRANTOR: KEEN DALLAS HART						
GRANTEE: FLINT STEVEN WAYNE						
1532/1676	1/31/2025	LE	U	I	14	100
GRANTOR: HART DALLAS LYNN FKA						
GRANTEE: KEEN RAYMOND AND DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 PTO= N12 W9 S12 E9$ FOP= W9 S18 E9 N18$ S18 W9 N8 FOP= N18 W22 S8 W15 S10 E37$ W37 S46 E16 FOP= S1E4 N5 W4 S4$ N4 E4 S4 E13 N2 E5 BAS= S10 E21 BAS= E22 BAS= S2 E27 N25 FCP= N28 FGR= N24 W27 S24 E27$ W24 FST= W3 S24 E3 N24$ S24 W3 S4 E27$ W27 S23$ N21 W22 S21$ N21 W21 S11$ N11 E21 N11 E2 N32$ PTR= N30 UUS= N12 W8 S12 E8$ S30$.

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	0166	CONC,PAVMT	0	0	117	4	468.00	UT	1.50	1.50	100	1997	1997	3	100	702	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
3	0280	POOL R/CON	0	0	18	36	648.00	UT	70.00	70.00	100	1998	1998	3	40	18,144	
4	0166	CONC,PAVMT	0	0	0	0	1,052.00	UT	1.50	1.50	100	1998	1998	3	100	1,578	
5	0260	PAVEMENT-A	0	0	10	258	2,580.00	UT	0.75	0.75	100	1998	1998	3	100	1,935	

LAND DESCRIPTION

TOTAL OB/XF 23,559

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

REVIEW DATE 12/10/2025 BY TP Total Acres: 5.03 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS