LOT 9 FAIRFIELD ESTATES S/D.

PR 1244-823, WD 1407-1086, LE 15

FLINT STEVEN WAYNE/FLINT ALLISON LEIGH
807 NW NOEGEL AVE
LAKE CITY, FL 32055

2027

30-3S-16-02398-309

BUILDING CHARACTERISTICS

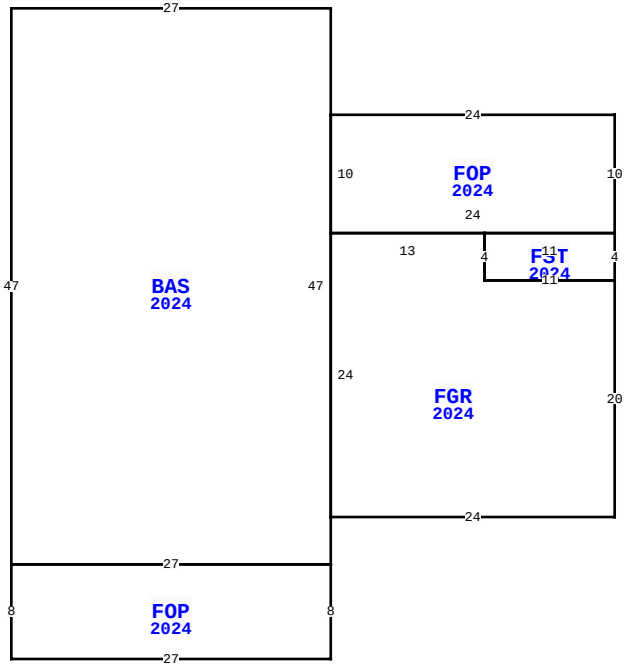
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,269	100	2024	1,269	166,621
FGR	532	55	2024	293	38,471
FOP	216	30	2024	65	8,535
FOP	240	30	2024	72	9,454
FST	44	55	2024	24	3,152
TOTALS	2,301			1,723	226,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,723	121.8000	133.98	230,848	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 0% - 2026 Heated Area: 1269 HX Base Yr



807 NW NOEGEL, 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	0166	CONC,PAVMT	0	0	0	0	400.00	UT	3.00	3.00	100	2024	2023		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	226,231
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	287,431
SOH/AGL Deduction	0
ASSESSED VALUE	287,431
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	287,431
TOTAL JUST VALUE	287,431
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	291,551

LAND:1:1: 5.09 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054318	Right-of-Way Acce		10/24/2025
000045178	New Residential C	200,000	08/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/2149	9/15/2025	WD	Q	I	01	375,000
GRANTOR: HART DALLAS						
GRANTEE: FLINT STEVEN WAYNE						
1532/1678	1/31/2025	LE	U	I	14	100
GRANTOR: HART DALLS						
GRANTEE: KEEN RAYMOND AND DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=16,15] E27 S47 W27 N47 $
FGR=[YR=2024;ORIG=56,34] W13 S24 E24 N20 W11 N4 $
FOP=[YR=2024;ORIG=67,24] W24 S10 E24 N10 $
FOP=[YR=2024;ORIG=16,62] E27 S8 W27 N8 $
FST=[YR=2024;ORIG=56,34] E11 S4 W11 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,200

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 03/20/2026 BY robin Total Acres: 5.09 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS