

SW COR OF SW1/4 OF NW1/4, RUN E
15.92 FT FOR POB, CONT N 419.72
FT TO E R/W CR-135, S 420.23 FT,

HOWD NATALIE GRACE
310 NW NOEGEL RD
LAKE CITY, FL 32055

2026

30-3S-16-02399-000
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	30316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,392	100	
TOTALS	1,392		1,392 145,638

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MODULAR	2	100%	- 2022	Heated Area: 1392			HX Base Yr 2022				
TOTALS	1,392			1,392	145,638							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	145,638			
TOTAL MARKET OB/XF VALUE	12,465			
TOTAL LAND VALUE - MARKET	20,400			
TOTAL MARKET VALUE	178,503			
SOH/AGL Deduction	55,071			
ASSESSED VALUE	123,432			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	72,021			
TOTAL JUST VALUE	178,503			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	175,125			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40779	M H	0	10/23/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/1284	6/17/2021	WD	U	I	30	150,000
GRANTOR: HOWD GERALD						
GRANTEE: HOWD NATALIE GRACE						
1311/2252	3/21/2016	PB	U	I	11	0
GRANTOR: PROBATE DIVISION						
GRANTEE: GERALD HOWD						

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
1	0251	LEAN TO W/	0	100	12	16	193.00	UT	1.50	100	2000	2000
2	0263	PRCH,USP	0	100	13	20	1.00	UT	975.00	100	2021	2020
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100		
4	0255	MBL HOME S	0	100	15	28	420.00	UT	10.00	100	2021	2020

TOTAL OB/XF													12,465	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT		
1	0200	C	MBL HM	100		00	0.00	0.00	1.02	AC		1.00		

BUILDING NOTES												
310 NW NOEGEL RD, LAKE CITY												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
04/16/2026 MLU												

BUILDING DIMENSIONS												
BAS=[ORIG=19,16] E48 S29 W48 N29 \$												

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	0200	C	MBL HM	100		00	0.00	0.00	1.02	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,400								