COMM NE COR OF SW1/4 OF NW1/4, W
TO W R/W OF NW NOEGEL RD, S 401.
CONT S 396.56 FT, W 650.32 FT, N

CHAMPION DONALD/CHAMPION RHONDA
434 NW NOEGEL RD
LAKE CITY, FL 32055-7555

2027

30-3S-16-02401-000

BUILDING CHARACTERISTICS

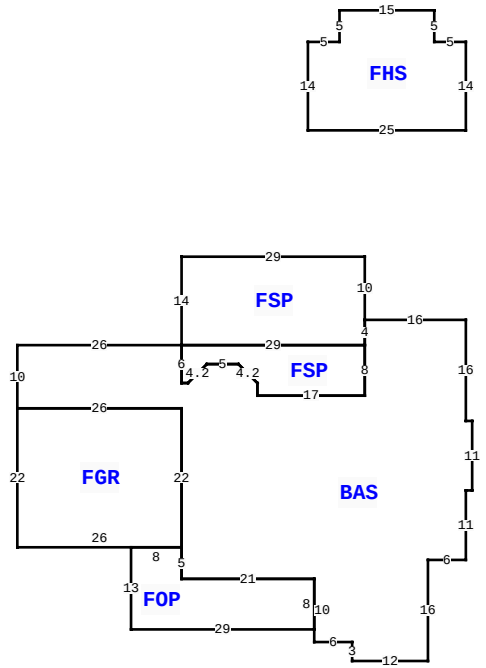
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	30316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,014	100		2,014	229,185
FGR	572	55		315	35,846
FHS	425	60		255	29,018
FOP	272	30		82	9,331
FSP	184	40		74	8,421
FSP	406	40		162	18,435
TOTALS	3,873			2,902	330,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,902	114.9500	126.44	366,929	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2021 Heated Area: 2439 HX Base Yr 2021



434 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	330,236
TOTAL MARKET OB/XF VALUE	71,986
TOTAL LAND VALUE - MARKET	66,290
TOTAL MARKET VALUE	422,176
SOH/AGL Deduction	185,006
ASSESSED VALUE	237,170
TOTAL EXEMPTION VALUE	HX HB 0
BASE TAXABLE VALUE	237,170
TOTAL JUST VALUE	468,512
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	474,519

LAND:1:1: JOINS 02401 002 5.89 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050768	Electrical Servic	0	09/09/2024
000043140	Roof Replacement	30,000	11/10/2021
000042378	Screen Enclosure	17,200	07/21/2021
39163	POOL	0	01/16/2020
38681	STORAGE	0	10/01/2019
32944	SFR	973	05/06/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1417/2780	8/24/2020	WD	Q	I	01	380,000
GRANTOR: RYAN A & JENNIFER R R						
GRANTEE: DONALD & RHONDA CHA						
1288/1928	2/02/2015	WD	U	V	11	100
GRANTOR: DON EDWARD ROBINSON						
GRANTEE: RYAN A & JENNIFER R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N10 W29 S14 E29 N4$ S4 FSP= W29 S6 E1 R3 U3 E5 D3 R3 S2 E17 N8$ S8 W17 N2 L3 U3 W5 D3 L3 W1 N6 W26 S10 FGR= S22 E26 N22 W26$ E26 S22 FOP= W8 S13 E29 N8 W21 N5$ S5 E21 S10 E6 S3 E12 N16 E6 N11 E1 N11 W1 N16$ PTR= N30 FHS= N14 W5 N5 W15 S5 W5 S14 E25$ 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	100	0	0	1,002.00	UT	2.00	2.00	100	2015	2015	3	100	2,004	
2	0031	BARN,MT AE	0	100	30	40	1,200.00	UT	12.00	12.00	100	2019	2019	3	100	14,400	
3	0280	POOL R/CON	0	100	15	34	510.00	UT	70.00	70.00	100	2020	2020	3	91	32,487	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,000	
5	0282	POOL ENCL	0	0	28	53	1,484.00	UT	15.00	15.00	100	2022	2021		75	16,695	
6	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 71,986

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			0.00	0.00	1.50	AC		1.00	1.00	1.00	12,000.00	12,000.00	18,000							
2	5500	A	TIMBER 2	0					4.39	AC		1.00	1.00	1.00	445.00	445.00	1,954							
3	9910	M	MKT.VAL.AG	0					4.39	AC		1.00	1.00	1.00	11,000.00	11,000.00	48,290							

REVIEW DATE 03/20/2026 BY robin Total Acres: 5.89 Total Land Value: 19,954 Market: 48,290 Agricultural: 1,954 Common: 18,000 PRINTED 11/17/2026 BY SYS