

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

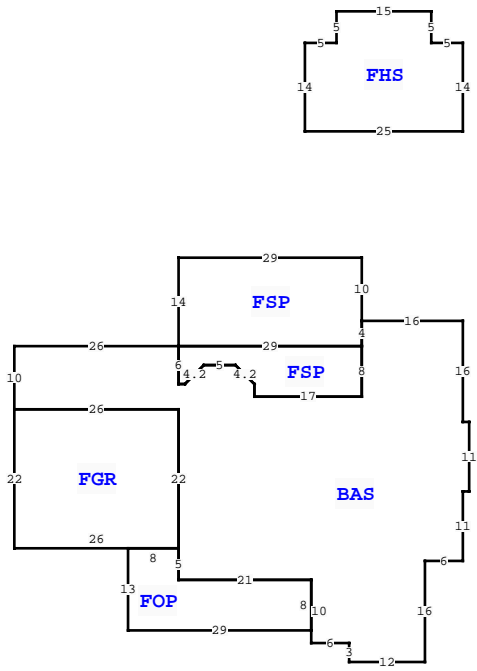
CHAMPION DONALD/CHAMPION RHONDA  
434 NW NOEGEL RD  
LAKE CITY, FL 32055-7555

**2026**

30-3S-16-02401-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
Architctual Units	05	CONV	100
		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
BAS	2,014	100	
FGR	572	55	
FHS	425	60	
FOP	272	30	
FSP	184	40	
FSP	406	40	
TOTALS	3,873		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2021								
				Heated Area: 2439			HX Base Yr 2021				



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				336,243	
TOTAL MARKET OB/XF VALUE				71,986	
TOTAL LAND VALUE - MARKET				66,290	
TOTAL MARKET VALUE				428,183	
SOH/AGL Deduction				197,220	
ASSESSED VALUE				230,963	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				230,963	
TOTAL JUST VALUE				474,519	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				478,882	
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 / V / I /	RSN CD	SALE PRICE
1417/2780	8/24/2020	WD Q	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															BLD DATE		LGL DATE	
L N	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	BLD DATE	LGL DATE
1	0166	CONC, PAVMT	0	100	0	0	0	2.00	2.00	100	2015	2015	3	100	2,004			
2	0031	BARN, MT AE	0	100	30	40	0	12.00	12.00	100	2019	2019	3	100	14,400			
3	0280	POOL R/CON	0	100	15	34	0	70.00	70.00	100	2020	2020	3	91	32,487			
4	0166	CONC, PAVMT	0	100	0	0	0	0.00	0.00	100	2020	2020	3	100	1,000			
5	0282	POOL ENCL	0	0	28	53	0	15.00	15.00	100	2022	2021		75	16,695			
6	0104	GENERATOR	0	0	0	0	0	6,000.00	6,000.00	100	2025	2024		90	5,400			
TOTAL OB/XF 71,986																		

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	DPH 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							