

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

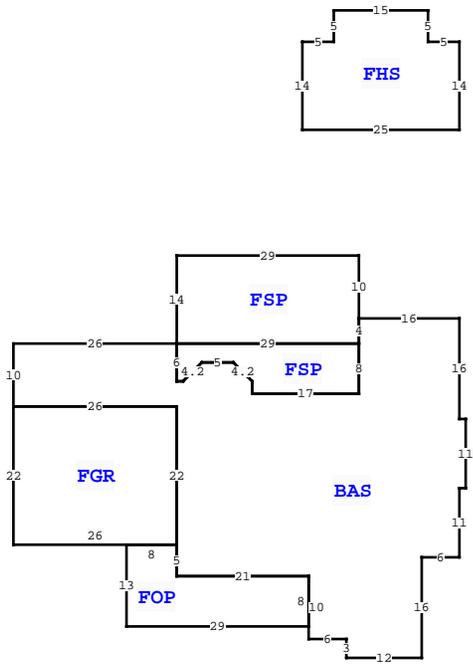
CHAMPION DONALD/CHAMPION RHONDA
434 NW NOEGEL RD
LAKE CITY, FL 32055-7555

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 | | | | 342,250 | | |
| TOTAL MARKET OB/XF VALUE | | | | 71,986 | | |
| TOTAL LAND VALUE - MARKET | | | | 66,290 | | |
| TOTAL MARKET VALUE | | | | 434,190 | | |
| SOH/AGL Deduction | | | | 203,227 | | |
| ASSESSED VALUE | | | | 230,963 | | |
| TOTAL EXEMPTION VALUE | | | | 0 | | |
| BASE TAXABLE VALUE | | | | 230,963 | | |
| TOTAL JUST VALUE | | | | 480,526 | | |
| NCON VALUE | | | | 0 | | |
| INCOME VALUE | | | | | | |
| 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 / 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 | | | | | | | | | | | | | | | 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 | UT | 2.00 | 2.00 | 100 | 2015 | 2015 | 3 | 100 | 2,004 | | 04/22/2026 | MLU |
| 2 | 0031 | BARN, MT AE | 0 | 100 | 30 | 40 | UT | 12.00 | 12.00 | 100 | 2019 | 2019 | 3 | 100 | 14,400 | | | |
| 3 | 0280 | POOL R/CON | 0 | 100 | 15 | 34 | UT | 70.00 | 70.00 | 100 | 2020 | 2020 | 3 | 91 | 32,487 | | | |
| 4 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2020 | 2020 | 3 | 100 | 1,000 | | | |
| 5 | 0282 | POOL ENCL | 0 | 0 | 28 | 53 | UT | 15.00 | 15.00 | 100 | 2022 | 2021 | | 75 | 16,695 | | | |
| 6 | 0104 | GENERATOR | 0 | 0 | 0 | 0 | UT | 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 | | | | | | | |