LOT 18 BLOCK 2 HIGHLANDS S/D.

DC 867-2401, 868-864, WD 1432-12

MCMULLEN MORGAN
14 CEDAR DR
OCALA, FL 34472

2027

30-3S-17-05901-000

BUILDING CHARACTERISTICS

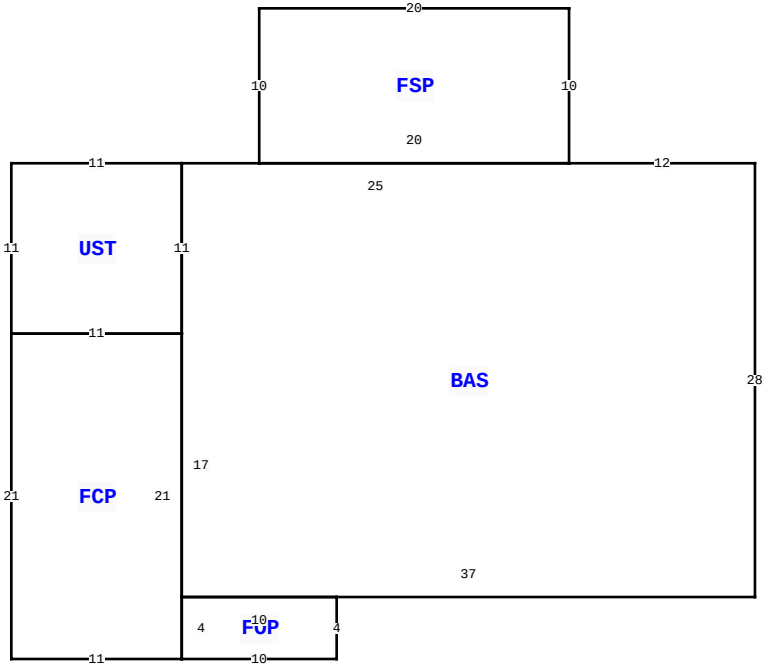
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	06	BD/BATTEN 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		30317.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,036	100		1,036	94,895
FCP	231	25		58	5,312
FOP	40	30		12	1,099
FSP	200	40		80	7,328
UST	121	45		54	4,947
TOTALS	1,628			1,240	113,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,240	128.1120	140.92	174,741	1969	1969	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1036 HX Base Yr



1350 NW LABONTE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	113,582
TOTAL MARKET OB/XF VALUE	900
TOTAL LAND VALUE - MARKET	15,058
TOTAL MARKET VALUE	129,540
SOH/AGL Deduction	0
ASSESSED VALUE	129,540
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,540
TOTAL JUST VALUE	129,540
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,611

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1432/124	3/05/2021	WD	Q	I	01	99,000
GRANTOR: KUEBBELER WILLIAM J J						
GRANTEE: MCMULLEN MORGAN						
0868/0864	10/27/1998	WD	Q	I	01	0
GRANTOR: WILLIAM KUEBBLER						
GRANTEE: WILLIAM & ALICE KUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N10 W20 S10 E20$ W25 UST= W11 S11 E11 N11$ S11
FCP= W11 S21 E11 N21$ S17 FOP= S4 E10 N4 W10$ E37N28$.

LAND DESCRIPTION

TOTAL OB/XF 900

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	10,038.47	SF		1.00	1.00	1.00	1.50	1.50	15,058							

REVIEW DATE 11/03/2015 BY DF Total Acres: 0.23 Total Land Value: 15,058 Market: 0 Agricultural: 0 Common: 15,058 PRINTED 11/17/2026 BY SYS