COMM SE COR OF NE1/4 OF NE1/4, W
POB, N 871.20 FT, W 300 FT, S 87
TO POB, EX RD R/W. & COMM NW COR

NOEGEL PHILLIP A
703 SW ARBOR LN
LAKE CITY, FL 32024

2027

31-3S-16-02415-001

BUILDING CHARACTERISTICS

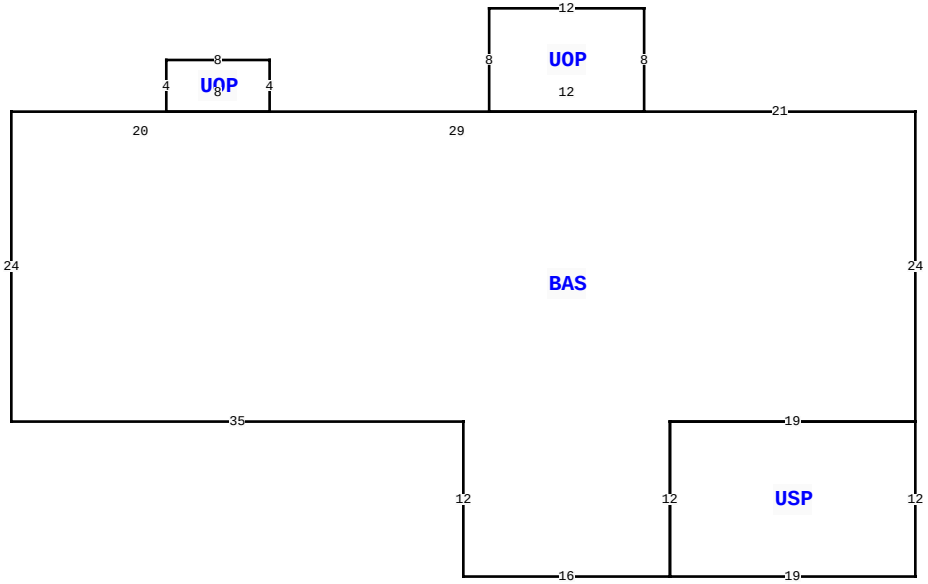
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	31316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100		1,872	52,925
UOP	32	25		8	226
UOP	96	25		24	678
USP	228	35		80	2,262
TOTALS	2,228			1,984	56,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,984	117.8000	70.68	140,229	1979	1979	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2020 Heated Area: 1872 HX Base Yr 2020



703 SW ARBOR LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	0294	SHED WOOD/	0	100	12	24	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0294	SHED WOOD/	0	100	12	24	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0040	BARN,POLE	0	100	20	30	1.00	UT	0.00	0.00	100	0	0	3	100	250	
4	0294	SHED WOOD/	0	100	8	30	1.00	UT	0.00	0.00	100	0	0	3	100	165	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
8	0120	CLFENCE 4	0	100	0	0	1.00	UT	400.00	400.00	100	2024	2023		100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		56,092
TOTAL MARKET OB/XF VALUE		9,915
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		79,797
SOH/AGL Deduction		33,995
ASSESSED VALUE		45,802
TOTAL EXEMPTION VALUE	HX HB SX WR	45,802
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		201,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13048	PUMP/UTPOL	30	09/11/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/2680	5/31/2024	LE	U	I	14	100
GRANTOR: NOEGEL PHILLIP A (ENH						
GRANTEE: DAVID HANNAH MARIE						
1288/2743	1/28/2015	WD	U	I	11	100
GRANTOR: MOZELL M HEROLD						
GRANTEE: PHILLIP A & PATRICI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W21 W29 W20 S24 E35 S12 E16 N12 E19 N24 $
USP=[ORIG=-19,36] E19 N12 W19 S12 $
UOP=[ORIG=-21,0] N8 W12 S8 E12 $
UOP=[ORIG=-50,0] N4 W8 S4 E8 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,915

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	17.00	AC		1.00	1.00	1.00	370.00	370.00	6,290							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	17.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	127,500							

REVIEW DATE 07/10/2023 BY KS Total Acres: 18.00 Total Land Value: 13,790 Market: 127,500 Agricultural: 6,290 Common: 7,500 PRINTED 11/17/2026 BY SYS