

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

**2026**

31-3S-16-02415-001  
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| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |      |
|--------------------------|------------------|--------------|------|
| ELEMENT                  | CD               |              |      |
| 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 |
| BAS                      | 1,872            | 100          |      |
| UOP                      | 32               | 25           |      |
| UOP                      | 96               | 25           |      |
| USP                      | 228              | 35           |      |
| TOTALS                   | 2,228            |              |      |

| MARKET ADJUSTMENTS                |            |           |             |                |                |     |     |      |      |      |        |
|-----------------------------------|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|
| TYPE                              | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1                                 | MOBILE HME | 100%      | - 2020      |                |                |     |     |      |      |      |        |
| Heated Area: 1872 HX Base Yr 2020 |            |           |             |                |                |     |     |      |      |      |        |

| COLUMBIA COUNTY PROPERTY  |             | PAGE 1 of 1 | 3        |
|---------------------------|-------------|-------------|----------|
| 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         |             |             | 35,146   |
| ASSESSED VALUE            |             |             | 44,651   |
| TOTAL EXEMPTION VALUE     | HX HB SX WR |             | 44,651   |
| BASE TAXABLE VALUE        |             |             | 0        |
| TOTAL JUST VALUE          |             |             | 201,007  |
| NCON VALUE                |             |             | 0        |
| INCOME VALUE              |             |             |          |
| PREVIOUS YEAR MKT VALUE   |             |             | 192,007  |

| 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) |           |           |       |       |        |            |
| 1288/2743                       | 1/28/2015 | WD        | U     | I     | 11     | 100        |
| GRANTOR: MOZELL M HEROLD        |           |           |       |       |        |            |
| GRANTEE: PHILLIP A & PATRICI    |           |           |       |       |        |            |

| EXTRA FEATURES |            |             |     |     |    |    |       |    |          |                |           |
|----------------|------------|-------------|-----|-----|----|----|-------|----|----------|----------------|-----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS | UT | Adj R    | ADJ UNIT PRICE | ORIG COND |
| 1              | 0294       | SHED WOOD/  | 0   | 100 | 12 | 24 | 1.00  | UT | 0.00     | 0.00           | 100       |
| 2              | 0294       | SHED WOOD/  | 0   | 100 | 12 | 24 | 1.00  | UT | 0.00     | 0.00           | 100       |
| 3              | 0040       | BARN, POLE  | 0   | 100 | 20 | 30 | 1.00  | UT | 0.00     | 0.00           | 100       |
| 4              | 0294       | SHED WOOD/  | 0   | 100 | 8  | 30 | 1.00  | UT | 0.00     | 0.00           | 100       |
| 5              | 9945       | Well/Sept   | 0   | 100 | 0  | 0  | 1.00  | UT | 7,000.00 | 7,000.00       | 100       |
| 6              | 0190       | FPLC PF     | 0   | 100 | 0  | 0  | 1.00  | UT | 1,200.00 | 1,200.00       | 100       |
| 7              | 0296       | SHED METAL  | 0   | 100 | 0  | 0  | 1.00  | UT | 0.00     | 0.00           | 100       |
| 8              | 0120       | CLFENCE 4   | 0   | 100 | 0  | 0  | 1.00  | UT | 400.00   | 400.00         | 100       |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |           |     | 9,915 |  |  |  |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-------|--|--|--|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |       |  |  |  |
| 1           | 0200     | C   | MBL HM               | 100 |     | A-1      | 0.00  | 0.00  | 1.00        | AC        |     |       |  |  |  |
| 2           | 5200     | A   | CROPLAND 2           | 0   |     | A-1      | 0.00  | 0.00  | 17.00       | AC        |     |       |  |  |  |
| 3           | 9910     | M   | MKT. VAL. AG         | 0   |     | A-1      | 0.00  | 0.00  | 17.00       | AC        |     |       |  |  |  |

| 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 \$                           |  |  |  |  |  |  |  |  |  |  |  |

| 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   | 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    |                             |      |         |      |     |    |        |