COMM SE COR OF NE1/4 OF SE1/4
RUN W 1722.59 FT FOR POB, CONT
W 955.60 FT, NE 80.43 FT, E

DEMAS THOMAS T
P O BOX 1933
LAKE CITY, FL 32056

2026

02-3S-15-00141-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

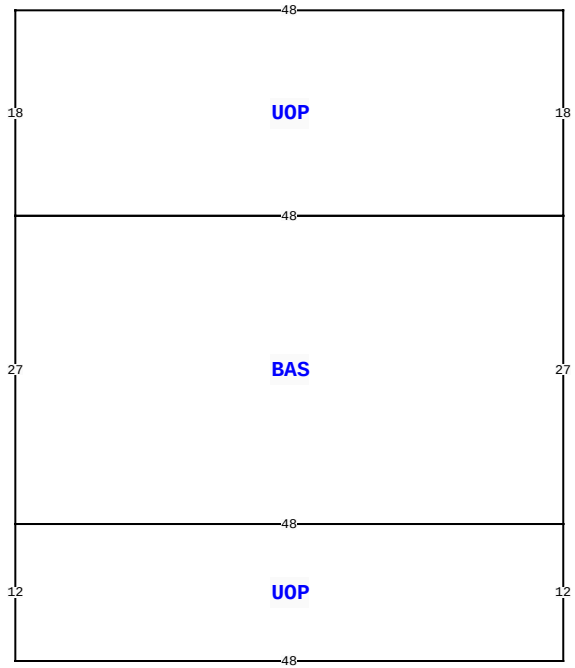
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	2315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	36,360
UOP	576	25		144	4,040
UOP	864	25		216	6,060
TOTALS	2,736			1,656	46,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,656	116.9000	70.14	116,152	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1296 HX Base Yr



253 NW APOLLO DR, WELLBORN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	07/15/2022 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	46,461
TOTAL MARKET OB/XF VALUE	12,630
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	70,611
SOH/AGL Deduction	12,131
ASSESSED VALUE	58,480
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,480
TOTAL JUST VALUE	149,091
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7381	M H	60	07/15/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1071/0288	1/12/2006	WD	Q	I		125,000
GRANTOR: CARTWRIGHT						
GRANTEE: DEMAS						
0844/1178	8/21/1997	WD	Q	I		55,000
GRANTOR: KEEFE						
GRANTEE: CARTWRIGHT						

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	0040	BARN,POLE	0	0	36	36	1,296.00	UT	1.88	1.88	100	1993	1993	3	100	2,430	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
7	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 UOP= S12 E48 N12 W48$ E48 N27$ UOP= N18 W48 S18 E48$.

LAND DESCRIPTION

TOTAL OB/XF 12,630

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	81,000							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							

REVIEW DATE 01/10/2023 BY KS Total Acres: 10.00 Total Land Value: 11,520 Market: 81,000 Agricultural: 2,520 Common: 9,000 PRINTED 10/03/2025 BY SYS