

BRYAN COURTNEY/KIGHT ALISON
PO BOX 27
WELLBORN, FL 32094

02-3S-16-01946-016

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03VINYL SID 100 GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 60

Interior Floor08SHT VINYL 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

BedroomsBathroomsFrame3 100
2 100
N/A 100

Stories Architectual Units1. 1. 100
05 CONV 100
0 100

Condition Adj Kitchen Adjus02 02 100
01 01 100

Quality0303

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC2316.02001.00/

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,8641001,864115,744

FST4885526816,641

PTO268513807

TOTALS2,6202,145133,193

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10296SHED METAL00001.00UT0.000.00100199319933100500

20166CONC, PAVMT00001,440.00UT1.401.4050003501,008

30280POOL R/CON003216512.00UT70.0070.00301994199433010,752

40263PRCH, USP001618288.00UT13.0013.0050200620063501,872

50169FENCE/WOOD00001.00UT0.000.00100200620063100400

60252LEAN-TO W/001722374.00UT2.002.00100200920093100748

70070CARPORT UF00001.00UT0.000.00100201320133100300

TOTAL OB/XF15,580

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

10100CSFR0RSF/MH0.000.001.10AC1.001.001.0013,000.0013,000.0014,300

REVIEW DATE05/08/2023BYJBTotal Acres: 1.10Total Land Value: 14,300Market: 0Agricultural: 0Common: 14,300PRINTED 05/12/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECONFNCTNORM % COND

0100012,14588.452095.53204,912199219920035.0065.00

1 SINGLE FAM - 0% - 2025Heated Area: 1864HX Base YrBASPTOFST

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/03/2022MLU

COLUMBIA COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE133,193

TOTAL MARKET OB/XF VALUE15,580

TOTAL LAND VALUE - MARKET14,300

TOTAL MARKET VALUE163,073

SOH/AGL Deduction0

ASSESSED VALUE163,073

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE163,073

TOTAL JUST VALUE163,073

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE159,364

SALE:1:1: \$.70 STAMPS

PERMIT NUMDESCRIPTIONAMTISSUED

25691PUMP/UTPOL5004/03/2007

8475POOL13,00006/10/1994

5509SFR22,00011/21/1991

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMEI/RSDNSALE PRICE

1523/11569/12/2024PBUI1890,000

GRANTOR: MASTERS PATRICIA A

GRANTEE: KIGHT ALISON

1167/25542/20/2009WDUI3090,000

GRANTOR: BRIAN W MURPHY

GRANTEE: PATRICIA A MASTERS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 PT0= W8 S30 E10 N14 W2 N16\$ S16 E2 S14 E60 N10 FST=E26 N20 W24 S16 W2 S4\$ N4 E2 N16\$.