BEG NW COR OF SEC, W 165.51 FT, R/W OF CR-250 (AKA LAKE JEFFERY FT, N 71.81 FT TO N LINE OF SEC

KIRKLAND ANDREA
10449 NW LAKE JEFFERY RD
WELLBORN, FL 32094

2026

12-3S-15-00165-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

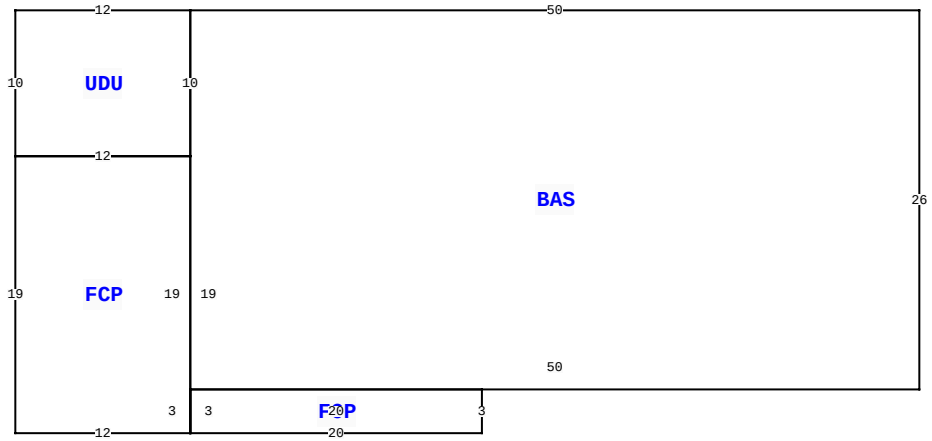
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 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 01
NEIGHBORHOOD/LOC	12315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100		1,300	113,568
FCP	228	25		57	4,980
FOP	60	30		18	1,572
UDU	120	55		66	5,766
TOTALS	1,708			1,441	125,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,441	120.0000	134.40	193,670	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1300 HX Base Yr 2024



10449 NW LAKE JEFFERY RD, WELLBORN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		125,886
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		27,750
TOTAL MARKET VALUE		154,836
SOH/AGL Deduction		8,873
ASSESSED VALUE		145,963
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,241
TOTAL JUST VALUE		154,836
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1487/9	3/23/2023	WD	Q	I	05	199,000
GRANTOR: ALLBRITTON DAVID W						
GRANTEE: KIRKLAND ANDREA						
1044/2961	4/28/2005	LE	Q	I	01	100
GRANTOR: JOHN R & ANNIE MAE AL						
GRANTEE: DAVID & LENEVA ALLB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 UDU= W12 S10 E12 N10$ S10 W12 FCP= S19 E12 N19W12$ E12 S19 FOP= E20 N3 W20S3$ N3 E50 N26$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0110	C	SFR RURAL	100		A-1	0.00	0.00	1.85	AC		1.00	1.00	1.00	15,000.00	15,000.00	27,750							

REVIEW DATE 05/24/2023 BY ME Total Acres: 1.85 Total Land Value: 27,750 Market: 0 Agricultural: 0 Common: 27,750 PRINTED 11/18/2025 BY SYS