COMM NW COR OF SEC, S 254.52 FT
CR-250 (AKA LAKE JEFFERY RD) & P
S 760.15 FT, E 92 FT, S 994.36 F

ALLBRITTON DAVID W/ALBRITTON LENEVA
10508 NW LAKE JEFFERY RD
WELLBORN, FL 32094

2026

12-3S-15-00165-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

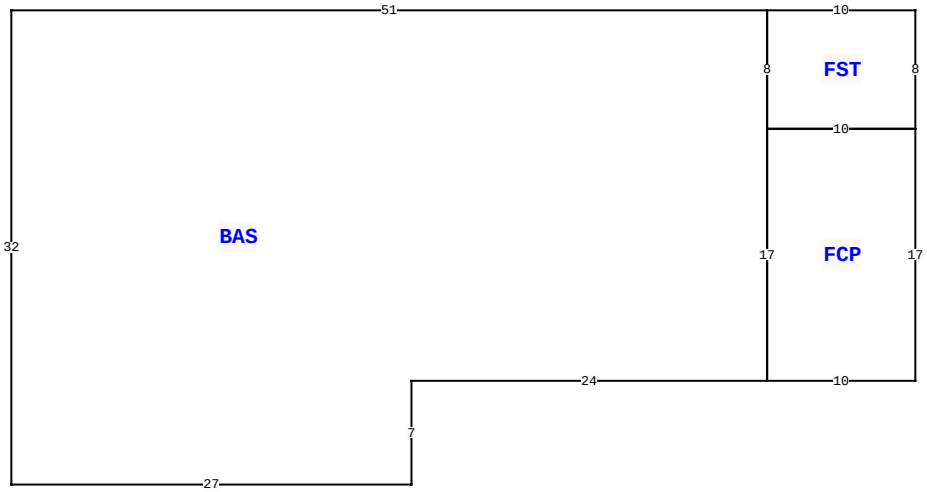
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	5000	IMPROVED AG
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	1,464	100		1,464	127,143
FCP	170	25		42	3,648
FST	80	55		44	3,821
TOTALS	1,714			1,550	134,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,550	119.2950	133.61	207,096	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1464 HX Base Yr



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		134,612
TOTAL MARKET OB/XF VALUE		8,821
TOTAL LAND VALUE - MARKET		102,340
TOTAL MARKET VALUE		181,509
SOH/AGL Deduction		68,285
ASSESSED VALUE		113,224
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		62,502
TOTAL JUST VALUE		245,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045329	Electrical Servic	0	08/30/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1044/2964	4/28/2005	LE	Q	V	01	100

GRANTOR: JOHN R & ANNIE MAE AL

GRANTEE: DAVID W & LENEVA C

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	10/16/2023 SPF

10508 NW LAKE JEFFERY RD, WELLBORN

BUILDING NOTES

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1977	1977	3	100	2,000	
2	0210	GARAGE U	0	100	18	24	432.00	UT	2.80	2.80	100	0	0	3	100	1,210	
3	0040	BARN,POLE	0	100	12	32	384.00	UT	1.20	1.20	100	0	0	3	100	461	
4	0040	BARN,POLE	0	100	20	18	1.00	UT	0.00	0.00	100	0	0	3	100	150	
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

BUILDING DIMENSIONS

BAS= W51 S32 E27 N7 E24 FCP= E10N17 W10 S17 $ N17 E10FST= N8 W10 S8 E10$ W10 N8$.

LAND DESCRIPTION

TOTAL OB/XF 8,821

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	5.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	35,000							
2	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	2.87	AC		1.00	1.00	1.00	25.00	25.00	72							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	6.75	AC		1.00	1.00	1.00	445.00	445.00	3,004							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.62	AC		1.00	1.00	1.00	7,000.00	7,000.00	67,340							

REVIEW DATE 09/06/2022 BY JB Total Acres: 14.62 Total Land Value: 38,076 Market: 67,340 Agricultural: 3,076 Common: 35,000 PRINTED 11/19/2025 BY SYS