COMM AT NW COR OF SEC, S 254.52
R 250 NE ALONG R/W 286.66 FT, S
FT, S 280 FT TO POB, CONT S 714.

HUNT DYLAN W/HUNT BRANDY W
10314 NW LAKE JEFFERY RD
WELLBORN, FL 32094

2026

12-3S-15-00165-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

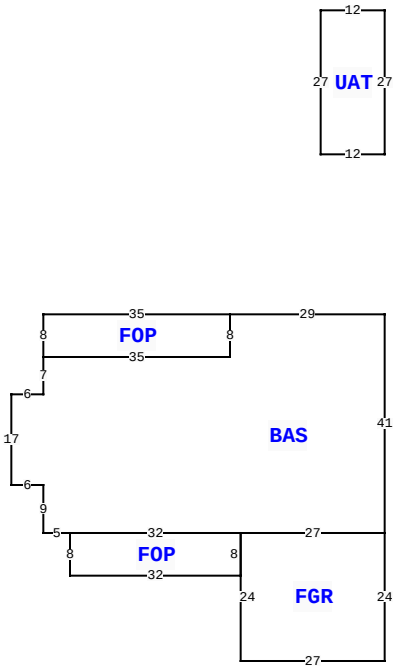
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	11315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,446	100		2,446	209,833
FGR	648	55		356	30,540
FOP	256	30		77	6,605
FOP	280	30		84	7,206
UAT	324	10		32	2,745
TOTALS	3,954			2,995	256,929

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,995	96.9570	108.59	325,227	2005	2005	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2006 Heated Area: 2446 HX Base Yr 2006



10314 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		256,929
TOTAL MARKET OB/XF VALUE		3,600
TOTAL LAND VALUE - MARKET		41,256
TOTAL MARKET VALUE		301,785
SOH/AGL Deduction		88,333
ASSESSED VALUE		213,452
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		162,730
TOTAL JUST VALUE		301,785
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23330	SFR	704	06/28/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1044/2970	4/28/2005	WD	Q	V	03	100

GRANTOR: ALLBRITTON

GRANTEE: HUNT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W29 S8 W35 S7 W6 S17 E6 S9 E5 E32 E27 N41 $
FGR=[ORIG=-27,41] S24 E27 N24 W27 $
UAT=[ORIG=0,-30] N27 W12 S27 E12 $
FOP=[ORIG=-29,0] W35 S8 E35 N8 $
FOP=[ORIG=-59,41] S8 E32 N8 W32 $
.

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	0166	CONC,PAVMT	0	100	0	0	640.00	UT	2.50	2.50	100	2005	2005	3	100	1,600	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
3	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 3,600

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	0100	C	SFR	100			0.00	0.00	7.64	AC		1.00	1.00	0.60	9,000.00	5,400.00	41,256							

REVIEW DATE 01/24/2023 BY KS Total Acres: 7.64 Total Land Value: 41,256 Market: 0 Agricultural: 0 Common: 41,256 PRINTED 11/19/2025 BY SYS