COMM NE COR OF NW1/4 OF NW1/4, R
W 943.65 FT FOR POB, RUN S 551.0
FT, N ALONG W LINE OF SEC 551.03

GILBREATH JIM D/GILBREATH VIRGINIA
211 NW TROTTER GLEN
WELLBORN, FL 32094

2026

13-3S-15-00170-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

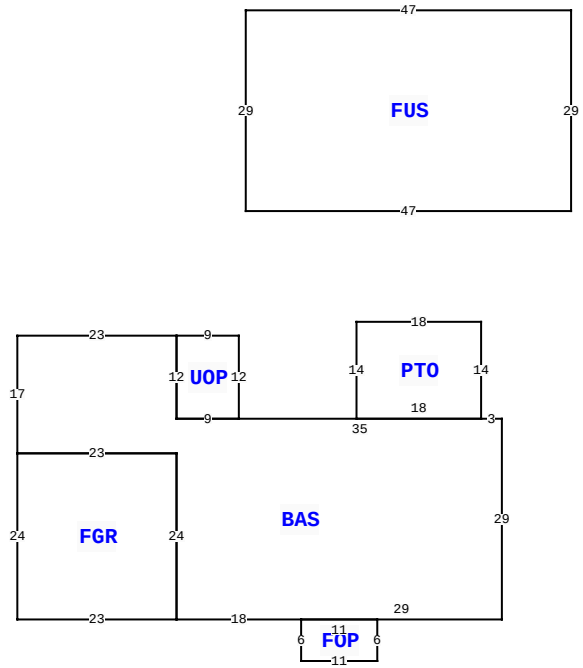
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame		N/A 100
Stories	2.	2. 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	13315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,754	100		1,754	142,022
FGR	552	55		304	24,615
FOP	66	30		20	1,619
FUS	1,363	100		1,363	110,363
PTO	252	5		13	1,052
UOP	108	20		22	1,782
TOTALS	4,095			3,476	281,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,476	111.2212	124.57	433,005	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3117 HX Base Yr



211 NW TROTTER GLN, 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		281,453
TOTAL MARKET OB/XF VALUE		4,250
TOTAL LAND VALUE - MARKET		54,010
TOTAL MARKET VALUE		339,713
SOH/AGL Deduction		155,710
ASSESSED VALUE		184,003
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		133,281
TOTAL JUST VALUE		339,713
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W3 W35 W9 N12 W23 S17 E23 S24 E18 E29 N29 $
FUS=[ORIG=10,-30] W47 N29 E47 S29 $
FGR=[ORIG=-70,5] S24 E23 N24 W23 $
PTO=[ORIG=-3,0] N14 W18 S14 E18 $
UOP=[ORIG=-38,0] N12 W9 S12 E9 $
FOP=[ORIG=-29,29] S6 E11 N6 W11 $
.

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	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	1979	1979	3	100	2,750	
2	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 4,250

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		A-1	0.00	0.00	4.91	AC		1.00	1.00	1.00	11,000.00	11,000.00	54,010							

REVIEW DATE 01/27/2023 BY KS Total Acres: 4.91 Total Land Value: 54,010 Market: 0 Agricultural: 0 Common: 54,010 PRINTED 11/07/2025 BY SYS