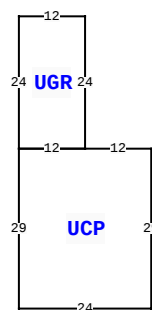
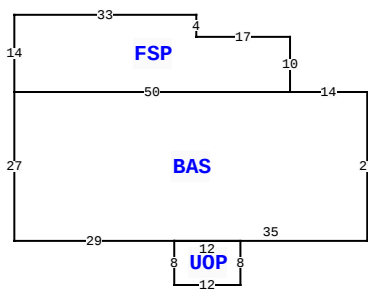


KEARNS RON
105 NW FLEMING LN
WELLBORN, FL 32094

14-3S-15-00181-002

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		31	VINYL SID 100		0800	02	2,274	113.9000	68.34	155,405	1989	1989	0	0	0	60.00	40.00	VALUATION BY					STANDARD						
Roof Structure		03	GABLE/HIP 100		1 MOBILE HME 100% - 2023													Heated Area: 1728					HX Base Yr 2023						
Roof Cover		03	COMP SHNGL 100																										
Interior Wall		05	DRYWALL 100																										
Interior Floor		14	CARPET 90																										
Interior Floor		08	SHT VINYL 10																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			3 100																										
Bathrooms			2 100																										
Stories		1.	1. 100																										
Architectural Units		01	CONV 100																										
Condition Adj		03	03 100																										
Kitchen Adjus		01	01 100																										
Quality		05	05																										
DOR CODE		0200 MOBILE HOME																											
MAP NUM			MKT AREA																		01								
NEIGHBORHOOD/LOC					14315.010			1.00/																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,728	100		1,728	47,237																								
FSP	632	40		253	6,916																								
UCP	696	20		139	3,800																								
UGR	288	45		130	3,554																								
UOP	96	25		24	656																								
TOTALS		3,440			2,274	62,162	105 NW FLEMING LN, WELLBORN										BLD DATE				LGL DATE		04/07/2025		MLU				
								XF DATE						LAND DATE															
								INC DATE						AG DATE															
L N	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	0	0	3	100	1,200														
2	0166	CONC, PAVMT	0 100	0	0	516.00	UT	1.50	1.50	100	1993	1993	3	100	774														
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000														
4	0294	SHED WOOD/	0 100	12	8	1.00	UT	0.00	0.00	100	1993	1993	3	100	300														
5	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000														
6	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300														
7	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750														
8	0296	SHED METAL	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000														
9	0296	SHED METAL	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000														
LAND DESCRIPTION										TOTAL OB/XF										21,324									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	0102	C	SFR/MH	100		A-1	0.00	0.00	8.92	AC		1.00	1.00	1.00	9,000.00	9,000.00	80,280												
</																													