

LOT 10 ORANGE CREEK FARMS S/D.
671-590, 930-1173, WD 1441-2735,

MORALES ANGELO/BELL CINDY
579 NW FLEMING LN
WELBORN, FL 32094

2026

14-3S-15-00181-011



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	0100 SINGLE FAMILY	

MAP NUM	MKT AREA	01
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NEIGHBORHOOD/LOC	14315.010	1.00/
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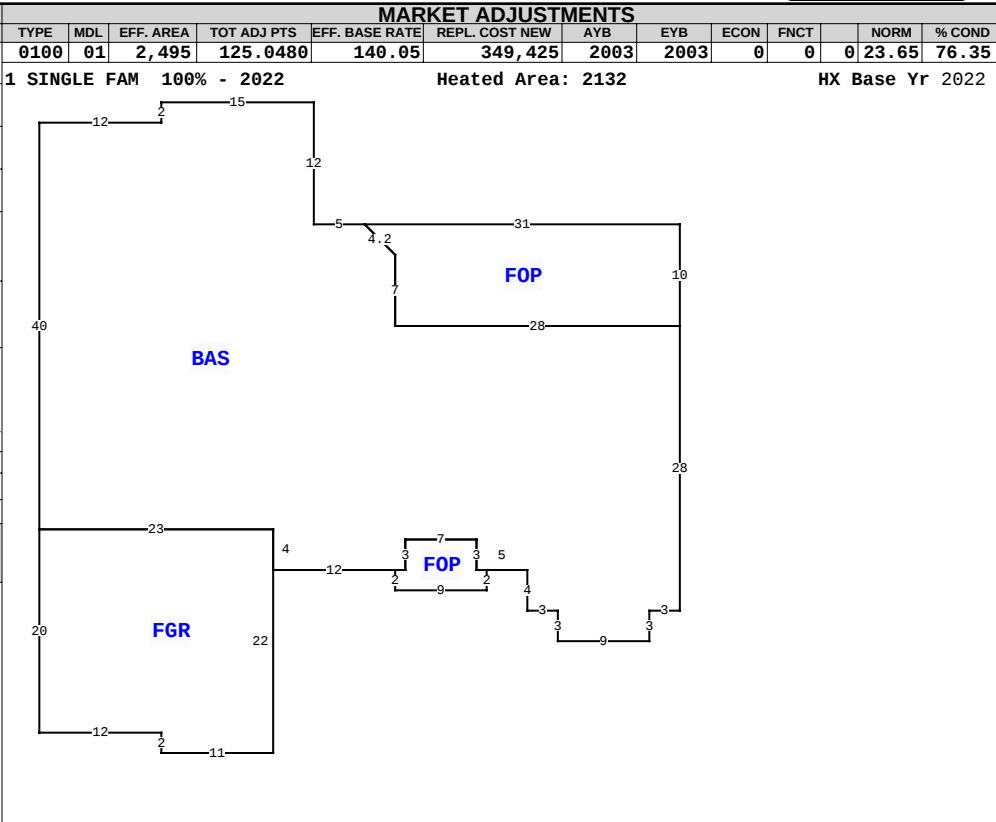
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,132	100		2,132	227,971
FGR	482	55		265	28,336
FOP	39	30		12	1,283
FOP	285	30		86	9,196

TOTALS	2,938			2,495	266,786
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	
2	0166	CONC, PAVMT	0	100	0	797.00	UT	2.00	
3	0296	SHED METAL	0	100	10	200.00	UT	5.00	
4	0070	CARPORT UF	0	100	0	1.00	UT	1,000.00	
5	0060	CARPORT F	0	100	0	1.00	UT	0.00	
6	0030	BARN, MT	0	100	0	1.00	UT	5,000.00	
7	0040	BARN, POLE	0	100	0	1.00	UT	2,000.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	12.27

REVIEW DATE	01/27/2023	BY	KS
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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
AC		1.00	1.00	1.00	10,000.00	10,000.00	122,700							

TOTAL OB/XF									
12,794									

Total Acres: 12.27	Total Land Value: 122,700	Market: 0	Agricultural: 0	Common: 122,700
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COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
3			
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		266,786	
TOTAL MARKET OB/XF VALUE		12,794	
TOTAL LAND VALUE - MARKET		122,700	
TOTAL MARKET VALUE		402,280	
SOH/AGL Deduction		4,647	
ASSESSED VALUE		397,633	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		346,911	
TOTAL JUST VALUE		402,280	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		406,019	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054070	Electrical Servic		09/16/2025
20649	SFR	405	04/29/2003
19651	PUMP/UTPOL	30	06/14/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1497/580	7/20/2023	LE U	I	I	14
GRANTOR: MORALES ANGELO					
GRANTEE: BELL CINDY LIVING T					
1460/1142	2/22/2022	LE U	I	I	14
GRANTOR: MORALES ANGELO					
GRANTEE: BELL AUSTIN ROBERT					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS= W5 N12 W15 S2 W12 S40 FGR= S20 E12 S2 E11 N22 W23 \$ E23 S4 E12 FOP= S2 E9 N2 W1 N3 W7 S3 W1\$ E1 N3 E7 S3 E5 S4 E3 S3 E9 N3 E3 N28 FOP= N10 W31 D3 R3 S7 E28\$ W28 N7 L3 U3 \$.					