LOT 4 DEER RUN ACRES S/D UNREC
DESCRIBED AS FOLLOWS, COMM AT
THE NW COR OF THE SW1/4 OF THE

TAYLOR JENNIFER LEE
135 NW ALEX CT
WELLBORN, FL 32094

2025

23-2S-15-00074-204

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	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
Architectual	01	CONV 100
Units		0 100
Quality	05	05

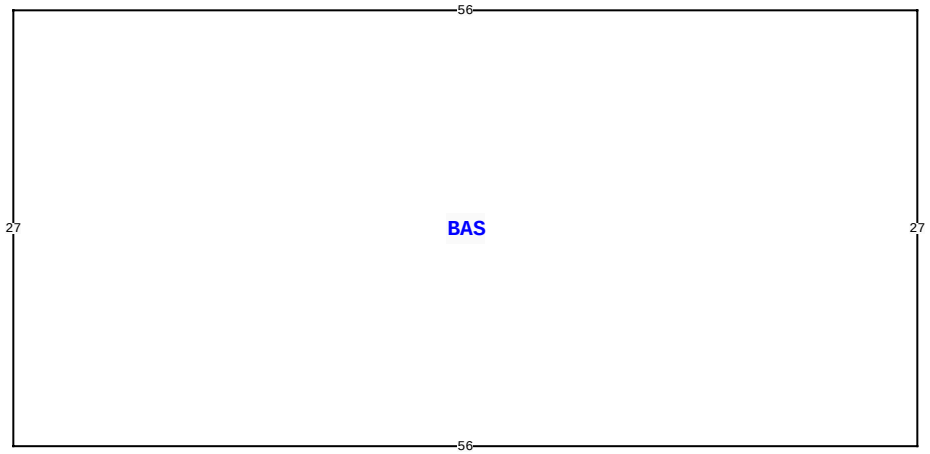
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 23215.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	88,897
TOTALS	1,512			1,512	88,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	113.9000	101.37	153,271	2007	2007	0	0	0	42.00	58.00

1 MANUF 1 – 100% - 2020 Heated Area: 1512 HX Base Yr 2020



135 NW ALEX CT, WELLBORN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		88,897
TOTAL MARKET OB/XF VALUE		13,300
TOTAL LAND VALUE - MARKET		52,520
TOTAL MARKET VALUE		154,717
SOH/AGL Deduction		55,402
ASSESSED VALUE		99,315
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		48,593
TOTAL JUST VALUE		154,717
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26362	M H	623	10/25/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1390/0421	7/30/2019	WD	U	I	30	130,000
GRANTOR: JARROD J TAYLOR & JEN						
GRANTEE: JENNIFER LEE TAYLOR						
1127/0068	7/31/2007	WD	Q	V		50,000
GRANTOR: WHITEHEAD						
GRANTEE: TAYLOR						

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
5	0040	BARN,POLE	0	100	30	40	1,200.00	UT	3.50	3.50	100	2015	2015	3	100	4,200	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 13,300

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	0200	C	MBL HM	100		A-1	0.00	0.00	8.08	AC		1.00	1.00	1.00	6,500.00	6,500.00	52,520							

REVIEW DATE 11/08/2022 BY JD Total Acres: 8.08 Total Land Value: 52,520 Market: 0 Agricultural: 0 Common: 52,520 PRINTED 04/28/2025 BY SYS