

COLLINS WILLIAM R/COLLINS JOANNE N
P O BOX 870
WELLBORN, FL 32094

26-2S-15-00107-002

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		26	ALM SIDING 100		0201	02	320	106.0000	99.64	31,885	2005	2005	0	0	45.00	55.00	VALUATION BY		STANDARD																								
Roof Structure		03	GABLE/HIP 100		1 MANUF 1 100% - 2006													Heated Area: 320 HX Base Yr 2006																									
Roof Cover		01	MINIMUM 100		40 40 8 8 BAS													BUILDING MARKET VALUE													17,537												
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE													29,032												
Interior Floor		08	SHT VINYL 100															TOTAL LAND VALUE - MARKET													325,820												
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE													67,332												
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction													13,787												
Bedrooms		01	1 100															ASSESSED VALUE													53,545												
Bathrooms		1.	1 100															TOTAL EXEMPTION VALUE													HX HB 25,000												
Stories		01	1. 100															BASE TAXABLE VALUE													28,545												
Architectual		01	CONV 100															TOTAL JUST VALUE													372,389												
Units		0	100															NCON VALUE													0												
Condition Adj		03	100		INCOME VALUE																																						
Kitchen Adjus		01	100		PREVIOUS YEAR MKT VALUE													371,082																									
																		SALE:1:2: CO																									
																		SALE:3:1: PART OF LAND DESC IN SUWANNEE COUNTY																									
																		SALE:2:1: FORECLOSURE (SOME IN SUWANNEE CO)																									
																		SALE:1:1: PART OF THIS SALE WAS FOR ACREAGE IN SUW																									
Quality		05	05		PERMIT NUM		DESCRIPTION		AMT		ISSUED																																
DOR CODE		5000	IMPROVED AG		22393		TR/TRAILER		150		10/15/2004																																
MAP NUM			MKT AREA		01																																						
NEIGHBORHOOD/LOC		26215.00	1.00/																																								
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS		320	100		320	17,537																																					
TOTALS		320			320	17,537																																					
EXTRA FEATURES		447 NW BERMUDA PL, WELLBORN													BLD DATE				LGL DATE		05/16/2023		MLU																				
															XF DATE				LAND DATE		05/15/2022		SPF																				
															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	0296	SHED METAL	0 100	12 24	288.00	UT	7.00	7.00	100	2005	2005	3	100	2,016																													
2	0296	SHED METAL	0 100	12 24	288.00	UT	7.00	7.00	100	2005	2005	3	100	2,016																													
3	0030	BARN,MT	0 0	30 50	1,500.00	UT	12.00	12.00	100	2007	2007	3	100	18,000																													
4	9945	Well/Sept	0 100	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																													
LAND DESCRIPTION		TOTAL OB/XF													29,032																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			0.00	0.00	1.00	AC		1.00	1.00	0.80	5,500.00	4,400.00	4,400																										
2	6200	A	PASTURE 3	0			0.00	0.00	58.44	AC		1.00	1.00	1.00	280.00	280.00	16,363																										
3	9910	M	MKT. VAL. AG	0			0.00	0.00	58.44	AC		1.00	1.00	1.00	5,500.00	5,500.00	321,420																										
REVIEW DATE		12/01/2022	BY	KS	Total Acres: 59.44		Total Land Value: 20,763		Market: 321,420		Agricultural: 16,363		Common: 4,400		PRINTED 08/14/2025 BY SYS																												