

BEG NW COR OF SW1/4 OF NE1/4, RU 300 FT, W 300 FT, N 300 FT TO PO OF SW1/4 OF NE1/4) (AKA LOT 6 BL

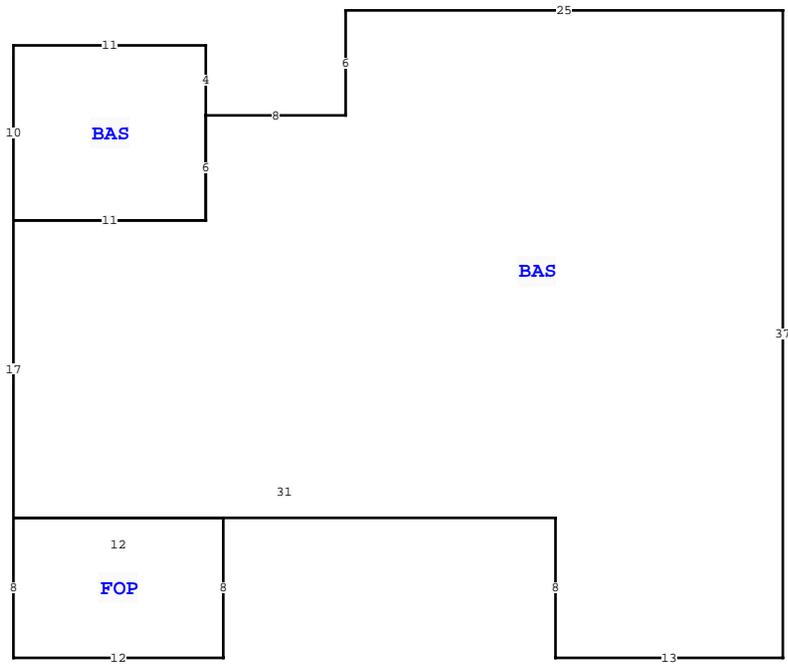
WELLS PRESTON M III/WELLS TINA M 3059 CHEROKEE ROAD SAINT CLOUD, FL 34772

2026

01-5S-16-03395-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	13	LAM/VNLPLK	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual Units	05	CONV	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	1516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	110	100	
BAS	1,200	100	
FOP	96	30	
TOTALS	1,406		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,339	120.2000	137.03	183,483	1963	1990	0	0	35.00	65.00
1 SINGLE FAM 0% - 2022 Heated Area: 1310 HX Base Yr											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	119,264			
TOTAL MARKET OB/XF VALUE	5,910			
TOTAL LAND VALUE - MARKET	40,000			
TOTAL MARKET VALUE	165,174			
SOH/AGL Deduction	0			
ASSESSED VALUE	165,174			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	165,174			
TOTAL JUST VALUE	165,174			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	160,879			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40831	ELECTRICAL	0	11/02/2020
6746	GARAGE	4,000	01/08/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/1278	9/17/2021	WD	U	I	30	80,300
GRANTOR: WEATHERS LINDSEY D						
GRANTEE: WELLS PRESTON M III						
1430/1307	2/17/2021	QC	U	I	11	100
GRANTOR: WEATHERS LYNDSEY D						
GRANTEE: WEATHERS LINDSEY D						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100
2	0210	GARAGE U	0	0	30	30	900.00	UT	6.40	6.40	100

TOTAL OB/XF												5,910	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							04/20/2026	MLU

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS= W25 S6 W8 BAS= N4 W11 S10 E11 N6 S6 W11 S17 FOP= S8 E12 N8 W12 S8 E13 N37 S.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	40,000							