COMM NE COR OF W/12 OF NW1/4 OF
48.5 FT FOR POB, CONT S 210 FT,
FT, E 210 FT TO POB.

CARLSON ALEXANDRA N/CARLSON TAYLOR MICHAEL
131 SW GAELIC CT
LAKE CITY, FL 32055

2027

11-3S-15-00148-000

BUILDING CHARACTERISTICS

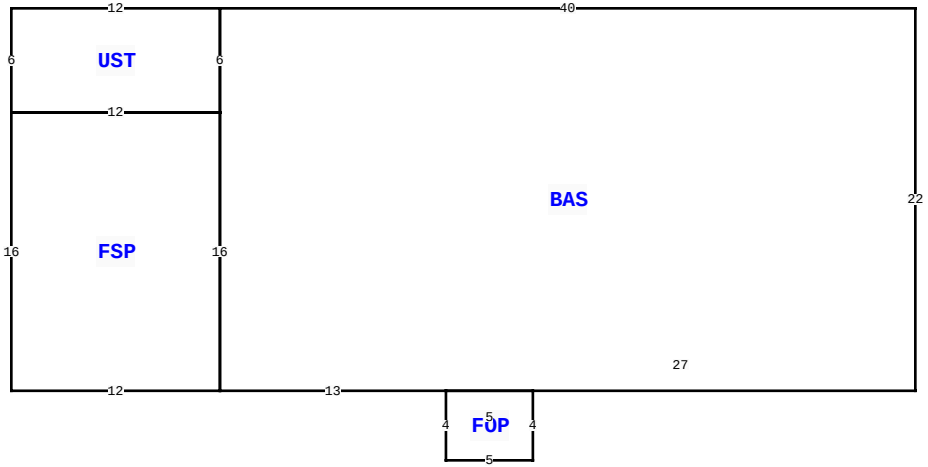
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	11315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100		880	61,513
FOP	20	30		6	419
FSP	192	40		77	5,383
UST	72	45		32	2,237
TOTALS	1,164			995	69,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	995	97.7600	107.54	107,002	1958	1968	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 880 HX Base Yr



10874 NW LAKE JEFFERY RD, WELLBORN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

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	0	29	55	1,595.00	UT	1.50	1.50	100	1990	1990	3	100	2,393	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	69,551
TOTAL MARKET OB/XF VALUE	2,693
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	90,244
SOH/AGL Deduction	0
ASSESSED VALUE	90,244
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,244
TOTAL JUST VALUE	90,244
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056886	Mobile Home		10/29/2026
38415	RECONNECT	75	07/29/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/979	10/06/2026	WD	U	I	11	100
GRANTOR: HOFFMAN CHARLES D						
GRANTEE: CARLSON ALEXANDRA N						
1379/2516	3/08/2019	WD	Q	I	01	15,000
GRANTOR: JIMMIE KAY WILLHAM						
GRANTEE: CHARLES D HOFFMAN&						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 UST= W12 S6 E12 N6$S6 W12 FSP= S16 E12 N16 W12$E12
S16 E13 FOP= S4 E5 N4 W5$ E27 N22$.

LAND DESCRIPTION

TOTAL OB/XF 2,693

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	0110	C	SFR RURAL	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 01/24/2023 BY KS Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/16/2026 BY SYS