E1/2 OF THE FOLLOWING:
W1/2 OF NE1/4 EX 13.33 AC OFF
S END.

THOMAS BIGRAM W/THOMAS SHAWN M
10822 NW LAKE JEFFREY RD
WELLBORN, FL 32094

2027

11-3S-15-00149-000

BUILDING CHARACTERISTICS

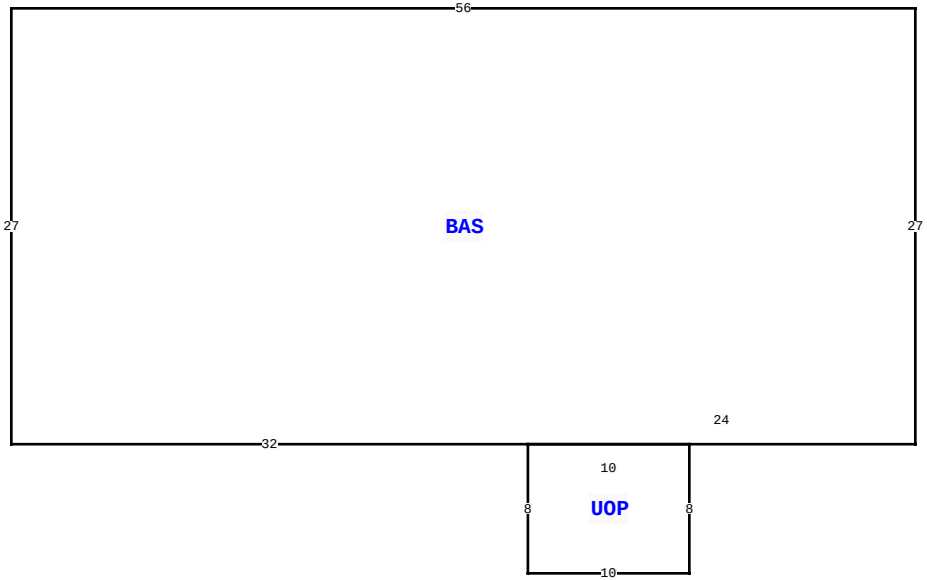
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	1,512	100		1,512	89,638
UOP	80	25		20	1,186
TOTALS	1,592			1,532	90,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,532	115.9000	107.79	165,134	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 100% - 2004 Heated Area: 1512 HX Base Yr 2004



10822 NW LAKE JEFFERY RD, WELLBORN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	10/16/2023 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	90,824
TOTAL MARKET OB/XF VALUE	36,065
TOTAL LAND VALUE - MARKET	199,800
TOTAL MARKET VALUE	147,263
SOH/AGL Deduction	56,204
ASSESSED VALUE	91,059
TOTAL EXEMPTION VALUE	HX HB 13 91,059
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	326,689
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041330	Electrical Servic	0	02/16/2021
41036	STORAGE		12/17/2020
19092	M H	125	01/02/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0924/1546	4/12/2001	WD	Q	V		100,000

GRANTOR: EMMA JEAN MORRELL

GRANTEE: BIGRAM & SHAWN THOM

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E32 UOP= S8 E10 N8 W10$ E24 N27$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	3,100	
2	0040	BARN,POLE	0	100	40	60	2,400.00	UT	5.00	5.00	100	2005	2005	3	100	12,000	
3	0294	SHED WOOD/	0	100	20	20	400.00	UT	9.00	9.00	100	2005	2005	3	100	3,600	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0030	BARN,MT	0	100	30	35	1.00	UT	9,435.00	9,435.00	100	2021	2020		100	9,435	
7	0252	LEAN-TO W/	0	100	12	35	1.00	UT	630.00	630.00	100	2021	2020		100	630	

LAND DESCRIPTION

TOTAL OB/XF 36,065

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	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	32.30	AC		1.00	1.00	1.00	445.00	445.00	14,374							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	32.30	AC		1.00	1.00	1.00	6,000.00	6,000.00	193,800							

REVIEW DATE 01/24/2023 BY KS Total Acres: 33.30 Total Land Value: 20,374 Market: 193,800 Agricultural: 14,374 Common: 6,000 PRINTED 11/16/2026 BY SYS