BEG NE COR OF SEC, W 165.51 FT, R/W OF CR-250 (AKA LAKE JEFFERY OF SEC, N TO POB.

KIRKLAND ANDREA
10449 NW LAKE JEFFERY RD
WELLBORN, FL 32094

2027

11-3S-15-00150-007

BUILDING CHARACTERISTICS

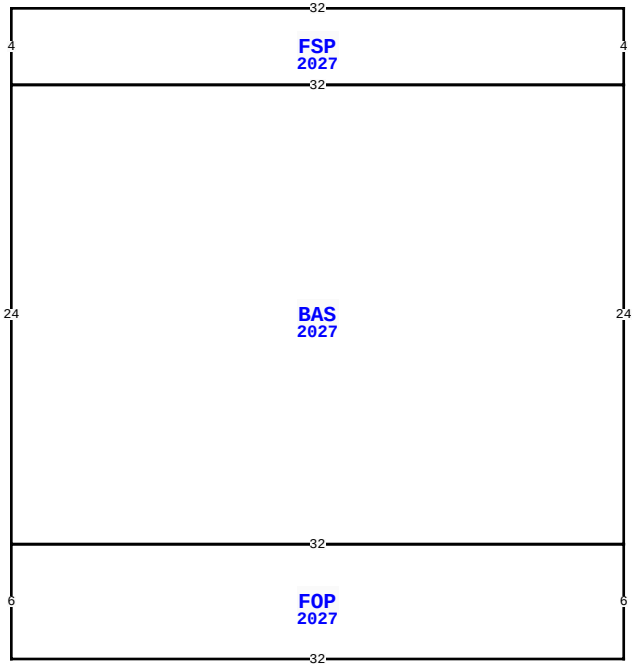
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	768	100	2027	768	87,014
FOP	192	30	2027	58	6,571
FSP	128	40	2027	51	5,778
TOTALS	1,088			877	99,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	877	103.0000	113.30	99,364	2026	2026	0	0	0	-1.00	100.00

1 SINGLE FAM 0% - 2027 Heated Area: 768 HX Base Yr



10485 NW LAKE JEFFREY RD, WELLBORN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	99,364
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	6,200
TOTAL MARKET VALUE	105,564
SOH/AGL Deduction	198
ASSESSED VALUE	105,366
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,366
TOTAL JUST VALUE	105,564
NCON VALUE	99,364
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053457	New Residential C	70,000	06/25/2025
000053307	Right-of-Way Acce		06/03/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/9	3/23/2023	WD	Q	I	05	199,000
GRANTOR: ALLBRITTON DAVID W						
GRANTEE: KIRKLAND ANDREA						
1044/2961	4/28/2005	LE	Q	V	01	100
GRANTOR: JOHN R & ANNIE MAE AL						
GRANTEE: DAVID & LENEVA ALLB						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2027;ORIG=13,9] E32 S4 W32 N4 $
BAS=[YR=2027;ORIG=13,13] E32 S24 W32 N24 $
FOP=[YR=2027;ORIG=13,37] E32 S6 W32 N6 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0100	C	SFR	0		A-1	0.00	0.00	0.62	AC		1.00	1.00	1.00	10,000.00	10,000.00	6,200							

REVIEW DATE 04/15/2026 BY MLU Total Acres: 0.62 Total Land Value: 6,200 Market: 0 Agricultural: 0 Common: 6,200 PRINTED 11/17/2026 BY SYS