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

2026

11-3S-15-00150-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	6,200
TOTAL MARKET VALUE	6,200
SOH/AGL Deduction	744
ASSESSED VALUE	5,456
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,456
TOTAL JUST VALUE	6,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,960

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

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	9900	C	AC NON-AG	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 06/23/2026 BY SYS