



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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
BAS	1,560	100	2023
TOTALS	1,560		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2023	Heated Area: 1560			HX Base Yr 2023			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/04/2026	MLU				
11260 NW LAKE JEFFERY RD, WELLBORN						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			81,802
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			104,757
SOH/AGL Deduction			12,703
ASSESSED VALUE			92,054
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			40,643
TOTAL JUST VALUE			238,802
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			226,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19614	M H	125	06/04/2002
11933	M H	125	12/06/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/2669	11/10/2025	LE	U	I	14	100
GRANTOR: CLARK GLENN W JR (ENH)						
GRANTEE: BROWN SHANNON (RMDR)						
1471/689	3/16/2022	PB	U	I	18	0
GRANTOR: CLARK GLENN WILLIAM						
GRANTEE: CLARK GLENN W JR						

EXTRA FEATURES																	
L N	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	9945	Well/Sept	0	100	0	0			7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=20,21] E52 S30 W52 N30 \$											

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	0200	C	MBL HM	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	445.00	445.00	8,455							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	142,500							