



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 9,940 TOTAL LAND VALUE - MARKET 60,000 TOTAL MARKET VALUE 69,940 SOH/AGL Deduction 13,293 ASSESSED VALUE 56,647 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 56,647 TOTAL JUST VALUE 69,940 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 64,940																																																										
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b> 22895      M H      0      03/09/2005																																																										
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1235/2176</td> <td>5/11/2012</td> <td>WD U</td> <td></td> <td>I</td> <td>12</td> <td>49,000</td> </tr> <tr> <td colspan="7">GRANTOR: BENEFICIAL FLORIDA IN</td> </tr> <tr> <td colspan="7">GRANTEE: MICHAEL L &amp; GWENDOL</td> </tr> <tr> <td>1227/2557</td> <td>11/29/2011</td> <td>WD U</td> <td></td> <td>I</td> <td>12</td> <td>127,857</td> </tr> <tr> <td colspan="7">GRANTOR: DONALD D &amp; AMALIA A T</td> </tr> <tr> <td colspan="7">GRANTEE: BENEFICIAL FLORIDA</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1235/2176	5/11/2012	WD U		I	12	49,000	GRANTOR: BENEFICIAL FLORIDA IN							GRANTEE: MICHAEL L & GWENDOL							1227/2557	11/29/2011	WD U		I	12	127,857	GRANTOR: DONALD D & AMALIA A T							GRANTEE: BENEFICIAL FLORIDA						
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TOTALS																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/22/2026      MLU																																																										
<b>EXTRA FEATURES</b>										575 NW NICKLE GLN, WELLBORN																																																																				
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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200																																																															
2	0294	SHED WOOD/	0	0	12	24	288.00	UT	5.00	100	2005	2005	3	100	1,440																																																															
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100				3	100	7,000																																																														
4	0081	DECKING WI	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300																																																															
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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	0700	C	MISC RES	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000																																																													
<b>REVIEW DATE</b> 01/24/2023 <b>BY</b> ks    Total Acres: 5.00    Total Land Value: 60,000    Market: 0    Agricultural: 0    Common: 60,000 <b>PRINTED 05/08/2026 BY SYS</b>																																																																														