

BEG NW COR OF SEC, W 165.51 FT,  
R/W OF CR-250 (AKA LAKE JEFFERY  
FT, N 71.81 FT TO N LINE OF SEC

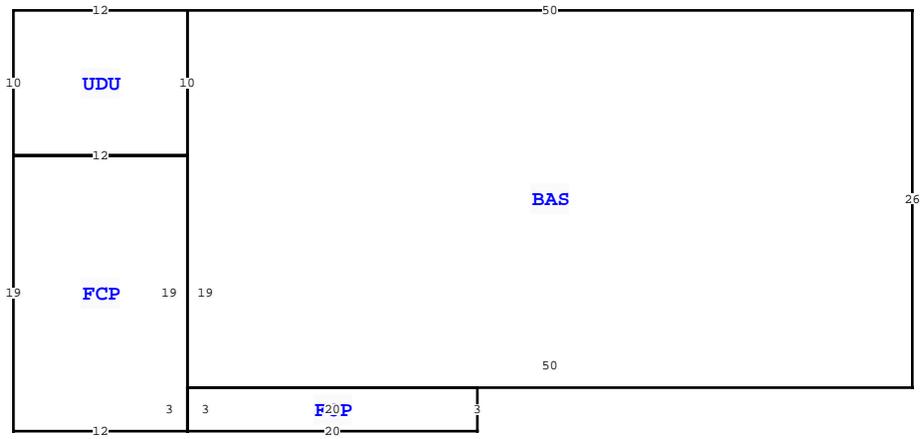
KIRKLAND ANDREA  
10449 NW LAKE JEFFERY RD  
WELLBORN, FL 32094

**2026**

12-3S-15-00165-000  


ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2024		Heated Area: 1300					HX Base Yr 2024	



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	12315.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100		1,300	115,596
FCP	228	25		57	5,069
FOP	60	30		18	1,600
UDU	120	55		66	5,869
TOTALS	1,708			1,441	128,134

10449 NW LAKE JEFFERY RD, WELLBORN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026
INC DATE		AG DATE	MLU

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	0190	FPLC PF	0	100	0	0			1,200.00	100	2016	2016	3	100	1,200	

TOTAL OB/XF 1,200

LAND DESCRIPTION																								
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	0110	C	SFR RURAL	100		A-1	0.00	0.00	1.85	AC		1.00	1.00	1.00	16,000.00	16,000.00	29,600							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			128,134
TOTAL MARKET OB/XF VALUE			1,200
TOTAL LAND VALUE - MARKET			29,600
TOTAL MARKET VALUE			158,934
SOH/AGL Deduction			13,396
ASSESSED VALUE			145,538
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			94,127
TOTAL JUST VALUE			158,934
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			154,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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	I	01	100
GRANTOR: JOHN R & ANNIE MAE AL						
GRANTEE: DAVID & LENEVA ALLB						

BUILDING NOTES

**BUILDING DIMENSIONS**  
 BAS= W50 UDU= W12 S10 E12 N10\$ S10 W12 FCP= S19 E12 N19W12\$  
 E12 S19 FOP= E20 N3 W20S3\$ N3 E50 N26\$.