

COMM AT NW COR OF SEC, S 254.52
R 250 NE ALONG R/W 286.66 FT, S
FT, S 280 FT TO POB, CONT S 714.

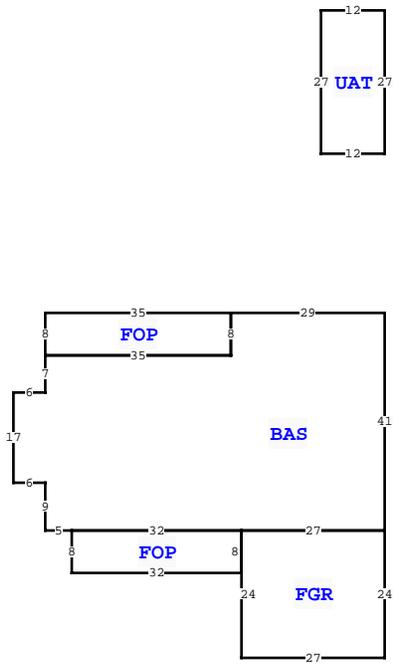
HUNT DYLAN W/HUNT BRANDY W
10314 NW LAKE JEFFERY RD
WELLBORN, FL 32094

2026

12-3S-15-00165-008

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK 80	
Exterior Wall	05	AVERAGE 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	11	CLAY TILE 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	02	02 100	
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
BAS	2,446	100	
FGR	648	55	
FOP	256	30	
FOP	280	30	
UAT	324	10	
TOTALS	3,954		

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%	- 2006		342,718	2005	2005	0	0	21.00	79.00	
Heated Area: 2446 HX Base Yr 2006												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			270,747
TOTAL MARKET OB/XF VALUE			3,600
TOTAL LAND VALUE - MARKET			45,840
TOTAL MARKET VALUE			320,187
SOH/AGL Deduction			107,357
ASSESSED VALUE			212,830
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			161,419
TOTAL JUST VALUE			320,187
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			305,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055468	Roof Replacement	27,775	04/14/2026
23330	SFR	704	06/28/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/1869	1/08/2026	LE	U	I	14	100
GRANTOR: HUNT DYLAN H						
GRANTEE: HUNT DYLAN H						
1044/2970	4/28/2005	WD	Q	V	03	100
GRANTOR: ALLBRITTON						
GRANTEE: HUNT						

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	0166	CONC, PAVMT	0	100	0	640.00	UT	2.50	2.50	100	2005	2005	3	100	1,600	
2	0120	CLFENCE 4	0	100	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
3	0020	BARN, FR	0	100	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,500	

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W29 S8 W35 S7 W6 S17 E6 S9 E5 E32 E27 N41 \$												
FGR=[ORIG=-27,41] S24 E27 N24 W27 \$												
UAT=[ORIG=0,-30] N27 W12 S27 E12 \$												
FOP=[ORIG=-29,0] W35 S8 E35 N8 \$												
FOP=[ORIG=-59,41] S8 E32 N8 W32 \$												

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	0100	C	SFR	100			0.00	0.00	7.64	AC		1.00	1.00	0.60	10,000.00	6,000.00	45,840								