COMM NE COR OF NW1/4 OF NW1/4,
RUN S 1051.31 FT, W 650 FT TO
POB, RUN S 494 FT TO C/L OF

BEVINGTON KELLY
210 NW TROTTER GLEN
WELLBORN, FL 32094

2026

13-3S-15-00171-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

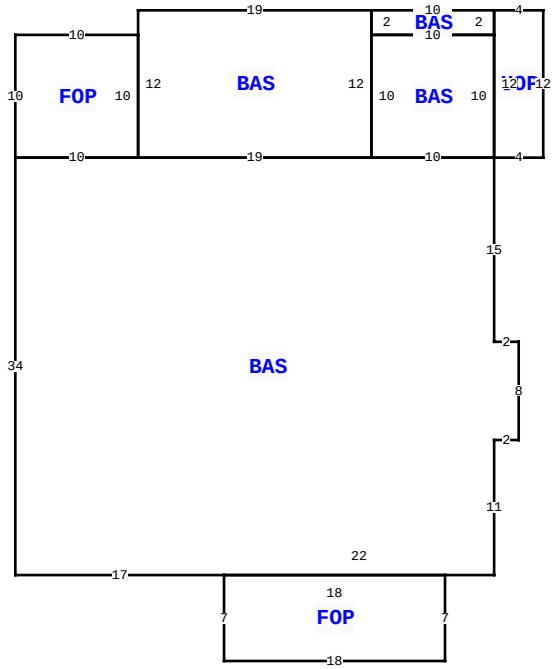
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		13315.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	20	100		20	1,725
BAS	100	100		100	8,627
BAS	228	100		228	19,669
BAS	1,342	100		1,342	115,772
FOP	100	30		30	2,588
FOP	126	30		38	3,278
UOP	48	20		10	863
TOTALS	1,964			1,768	152,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,768	116.4240	132.72	234,649	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1690 HX Base Yr 2015



210 NW TROTTER GLN, WELLBORN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		171,045
TOTAL MARKET OB/XF VALUE		43,947
TOTAL LAND VALUE - MARKET		91,300
TOTAL MARKET VALUE		306,292
SOH/AGL Deduction		123,640
ASSESSED VALUE		182,652
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		131,241
TOTAL JUST VALUE		306,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,730

XFOB:4:1: THOMAS ID#THIGA14X5635542

LAND:3:1: 1 AC AE/N FOR MH

SALE:2:1: JEFF CHECKED

SALE:1:1: SOMETHING WRONG W/THIS SALE (PLEASE CHEC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050476	Electrical Servic	0	07/31/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1286/2073	12/23/2014	QC	U	I	11	100
GRANTOR: LEEANN GRAF						
GRANTEE: KELLY BEVINGTON						
1286/2076	12/02/2014	QC	U	I	11	100
GRANTOR: LYNDA GRUNDY						
GRANTEE: KELLY BEVINGTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N10 W10 S10 E10$ BAS= W10 BAS= N12 W19 S12 E19$ W19FOP= N10 W10 S10 E10$ W10 S34E17 FOP= S7 E18 N7 W18$ E22 N11E2 N8 W2 N15$ UOP= E4 N12 W4 BAS= W10 S2 E10 N2$ S12$.

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
1	0040	BARN,POLE	0	100	0	0	1,550.00	UT	2.50	2.50	100	1984	1984	3	100	3,875	
2	0296	SHED METAL	0	100	10	28	280.00	UT	10.80	10.80	100	1984	1984	3	100	3,024	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0297	SHED CONCR	0	100	20	20	400.00	UT	10.80	10.80	100	1984	1984	3	100	4,320	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
6	0070	CARPORT UF	0	0	15	11	165.00	UT	5.00	5.00	100	0	0	3	100	825	
7	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1996	1996	3	40	14,336	
8	0166	CONC,PAVMT	0	100	0	0	778.00	UT	1.50	1.50	100	1996	1996	3	100	1,167	
9	0080	DECKING	0	100	12	32	1.00	UT	0.00	0.00	100	1996	1996	3	100	1,000	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	

TOTAL OB/XF 37,147

LAND DESCRIPTION

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	0100	C	SFR	100		A-1	0.00	0.00	7.30	AC		1.00	1.00	1.00	11,000.00	11,000.00	80,300							
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 03/19/2026 BY robin Total Acres: 8.30 Total Land Value: 91,300 Market: 0 Agricultural: 0 Common: 91,300 PRINTED 05/08/2026 BY SYS

COMM NE COR OF NW1/4 OF NW1/4,
RUN S 1051.31 FT, W 650 FT TO
POB, RUN S 494 FT TO C/L OF

BEVINGTON KELLY
210 NW TROTTER GLEN
WELLBORN, FL 32094

2026

13-3S-15-00171-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

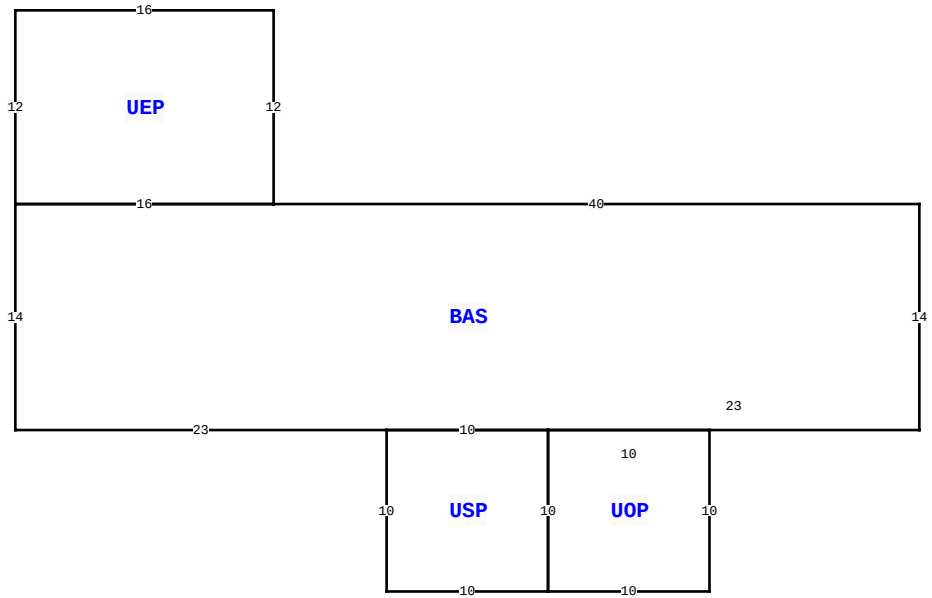
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	13315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	14,849
UEP	192	70		134	2,538
UOP	100	25		25	474
USP	100	35		35	663
TOTALS	1,176			978	18,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	978	75.1545	47.35	46,308	1973	1973	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2015 Heated Area: 784 HX Base Yr 2015



210 NW TROTTER GLN, WELLBORN

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: KELLY BEVINGTON						
1286/2076	12/02/2014	QC	U	I	11	100
GRANTOR: LYNDA GRUNDY						
GRANTEE: KELLY BEVINGTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 UEP= N12 W16 S12 E16$ W16 S14 E23 USP= S10 E10 N10 W10$ E10 UOP= S10 E10 N10 W10$ E23 N14$.

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
11	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
12	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
13	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 6,800

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

REVIEW DATE 03/19/2026 BY robin Total Acres: 8.30 Total Land Value: 91,300 Market: 0 Agricultural: 0 Common: 91,300 PRINTED 05/08/2026 BY SYS