

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

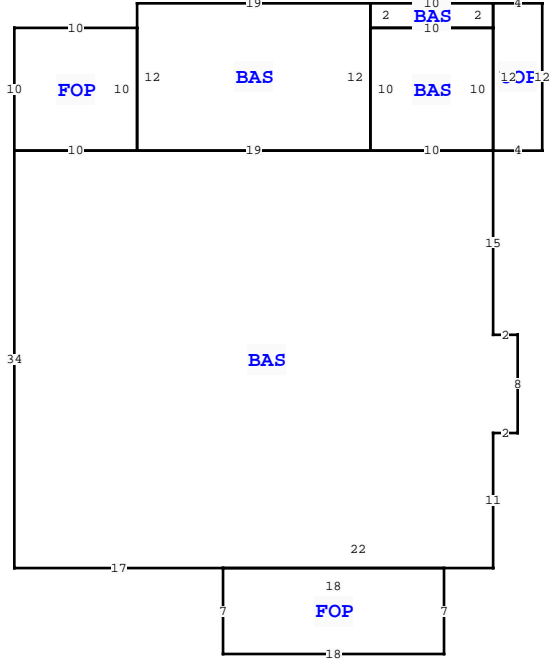
BEVINGTON KELLY  
 210 NW TROTTER GLEN  
 WELLBORN, FL 32094

**2026**

13-3S-15-00171-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 70	
Interior Floor	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
BAS	20	100	
BAS	100	100	
BAS	228	100	
BAS	1,342	100	
FOP	100	30	
FOP	126	30	
UOP	48	20	
TOTALS	1,964		

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% - 2015									
Heated Area: 1690						HX Base Yr 2015					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			167,483
TOTAL MARKET OB/XF VALUE			43,947
TOTAL LAND VALUE - MARKET			91,300
TOTAL MARKET VALUE			302,730
SOH/AGL Deduction			120,078
ASSESSED VALUE			182,652
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			131,241
TOTAL JUST VALUE			302,730
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 / 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		210 NW TROTTER GLN, WELLBORN	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0040	BARN, POLE	0 100 0 0
2	0296	SHED METAL	0 100 10 28
3	9945	Well/Sept	0 0 0 0
4	0297	SHED CONCR	0 100 20 20
5	0190	FPLC PF	0 100 0 0
6	0070	CARPORT UF	0 0 15 11
7	0280	POOL R/CON	0 100 32 16
8	0166	CONC, PAVMT	0 100 0 0
9	0080	DECKING	0 100 12 32
10	0252	LEAN-TO W/	0 100 0 0

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0040	BARN, POLE	0 100 0 0			1,550.00	UT	2.50	2.50	100	1984
2	0296	SHED METAL	0 100 10 28			280.00	UT	10.80	10.80	100	1984
3	9945	Well/Sept	0 0 0 0			1.00	UT	7,000.00	7,000.00	100	
4	0297	SHED CONCR	0 100 20 20			400.00	UT	10.80	10.80	100	1984
5	0190	FPLC PF	0 100 0 0			1.00	UT	1,200.00	1,200.00	100	0
6	0070	CARPORT UF	0 0 15 11			165.00	UT	5.00	5.00	100	0
7	0280	POOL R/CON	0 100 32 16			512.00	UT	70.00	70.00	100	1996
8	0166	CONC, PAVMT	0 100 0 0			778.00	UT	1.50	1.50	100	1996
9	0080	DECKING	0 100 12 32			1.00	UT	0.00	0.00	100	1996
10	0252	LEAN-TO W/	0 100 0 0			1.00	UT	0.00	0.00	100	2016
TOTAL OB/XF 37,147											

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	LAND USE DESCRIPTION	CAP
1	0100	C SFR	100
2	0200	C MBL HM	0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

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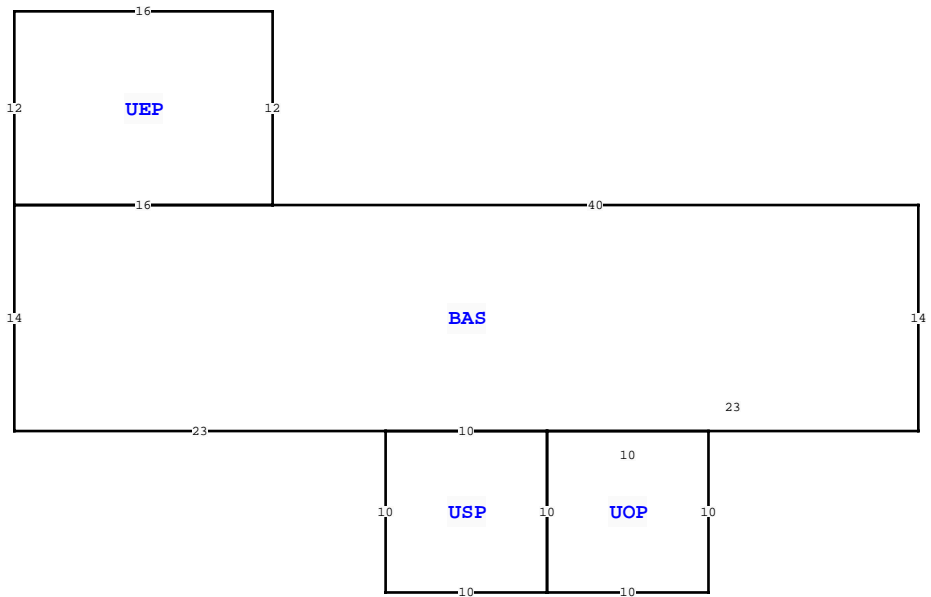
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**2026**

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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	01	FLAT	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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
BAS	784	100	
UEP	192	70	
UOP	100	25	
USP	100	35	
TOTALS	1,176		978

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	45.09	44,098	1973	1973	0	0	60.00	40.00
2 MOBILE HME 0% - 2015 Heated Area: 784 HX Base Yr 2015											



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
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NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		294,730	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
11	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2016
12	0262	PRCH, FOP	0	100	0	0	UT	0.00	0.00	100	2016
13	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2025

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

BUILDING NOTES											

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

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