COMM NE COR OF NE1/4 OF SE1/4,
RUN S 673.08 FT, THENCE N 81
DEG W 2044.19 FT TO POB. SOUTH

MOSES JUSTIN/MOSES SARAH
189 NW RIDGE GLN
WELLBORN, FL 32094

2027

13-3S-15-00176-001

BUILDING CHARACTERISTICS

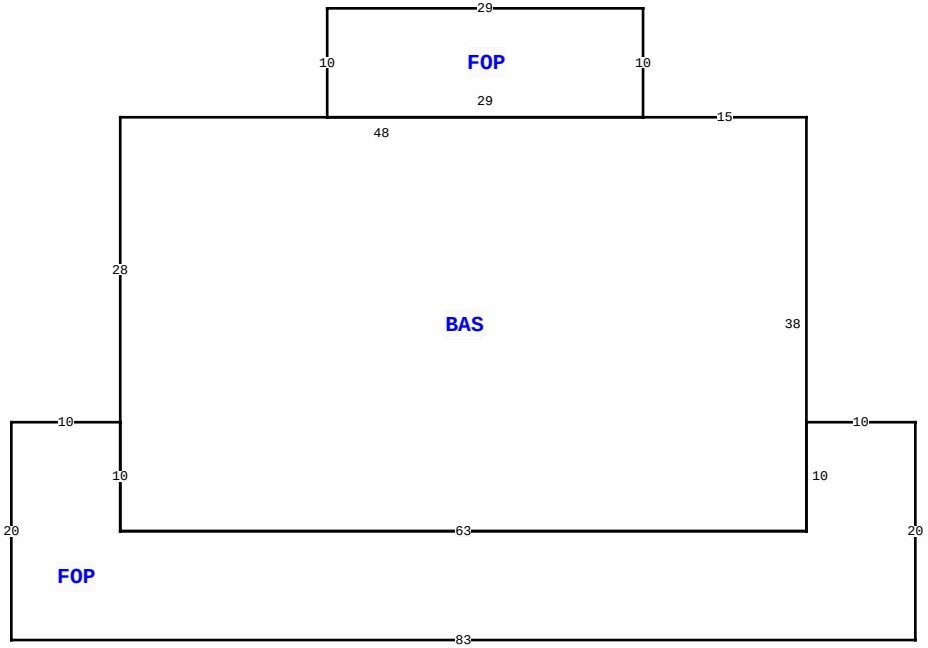
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
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	2,394	100		2,394	298,627
FOP	290	30		87	10,852
FOP	1,030	30		309	38,544
TOTALS	3,714			2,790	348,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,790	126.0000	138.60	386,694	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2017 Heated Area: 2394 HX Base Yr 2017



189 NW RIDGE GLN, WELLBORN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,884.00	UT	2.00	2.00	100	2015	2015	3	100	3,768	
3	0260	PAVEMENT-A	0	100	0	0	9,210.00	UT	1.30	1.30	100	2015	2015	3	100	11,973	
4	0030	BARN,MT	0	0	20	25	500.00	UT	11.00	11.00	100	2016	2016	3	100	5,500	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
6	0280	POOL R/CON	0	100	20	40	800.00	UT	70.00	70.00	100	2027	2026		98	54,880	
7	0080	DECKING	0	100	0	0	1,320.00	UT	8.00	8.00	100	2027	2026		100	10,560	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	348,025
TOTAL MARKET OB/XF VALUE	88,081
TOTAL LAND VALUE - MARKET	120,320
TOTAL MARKET VALUE	448,037
SOH/AGL Deduction	102,562
ASSESSED VALUE	345,475
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	294,064
TOTAL JUST VALUE	556,426
NCON VALUE	65,440
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	497,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054888	Swimming Pool and	85,500	01/26/2026
32398	SFR	1,010	10/14/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1269/2367	2/19/2014	WD	U	V	11	100
GRANTOR: MICHAEL & CATHY MOSES						
GRANTEE: JUSTIN & SARAH MOSE						
1269/2364	2/18/2014	WD	U	V	30	40,000
GRANTOR: THOMAS M DONAHOO JR S						
GRANTEE: MICHAEL & CATHY MOS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= N10 W29 S10 E29$ W48 S28 FOP= W10 S20 E83 N20 W10 S10 W63 N10$ S10 E63 N38$.

LAND DESCRIPTION

TOTAL OB/XF 88,081

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	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	14.04	AC		1.00	1.00	1.00	280.00	280.00	3,931							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	14.04	AC		1.00	1.00	1.00	8,000.00	8,000.00	112,320							

REVIEW DATE 07/28/2026 BY CM Total Acres: 15.04 Total Land Value: 11,931 Market: 112,320 Agricultural: 3,931 Common: 8,000 PRINTED 11/17/2026 BY SYS