

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

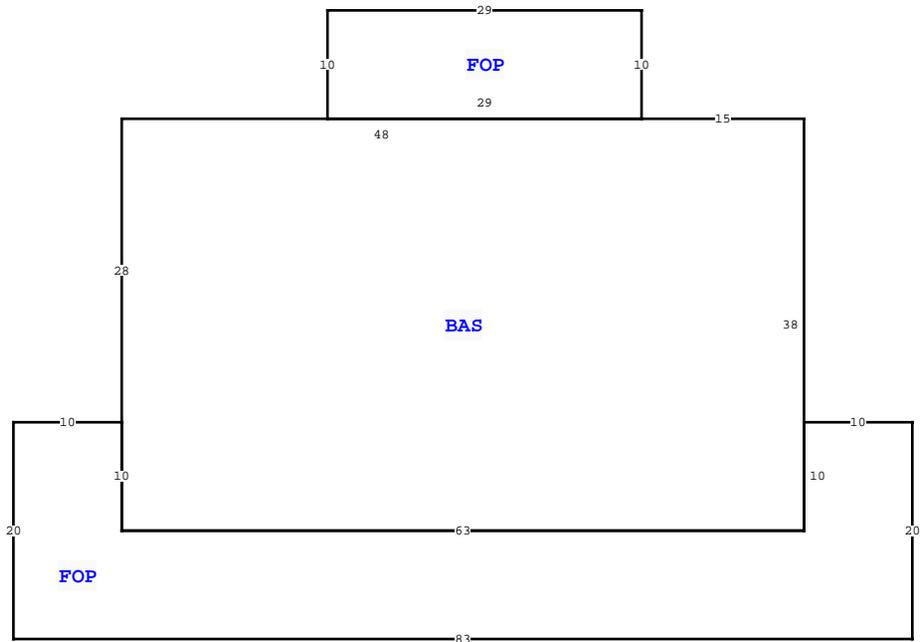
MOSES JUSTIN/MOSES SARAH
 189 NW RIDGE GLN
 WELLBORN, FL 32094

2026

13-3S-15-00176-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	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
Architectural Units	05	CONV	100
		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
BAS	2,394	100	
FOP	290	30	
FOP	1,030	30	
TOTALS	3,714		

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	143.64	400,756	2015	2015	0	0	10.00	90.00
1 SINGLE FAM 100% - 2017 Heated Area: 2394 HX Base Yr 2017											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			360,680
TOTAL MARKET OB/XF VALUE			22,641
TOTAL LAND VALUE - MARKET			120,320
TOTAL MARKET VALUE			395,252
SOH/AGL Deduction			123,099
ASSESSED VALUE			272,153
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			220,742
TOTAL JUST VALUE			503,641
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			486,211

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	U	V	11	100
GRANTOR: MICHAEL & CATHY MOSE						
GRANTEE: JUSTIN & SARAH MOSE						
1269/2364	2/18/2014	WD U	U	V	30	40,000
GRANTOR: THOMAS M DONAHOO JR S						
GRANTEE: MICHAEL & CATHY MOS						

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	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	1,884.00	UT	2.00	2.00	100	2015	2015	3	100	3,768	
3	0260	PAVEMENT-A	0	100	0	9,210.00	UT	1.30	1.30	100	2015	2015	3	100	11,973	
4	0030	BARN, MT	0	0	20	500.00	UT	11.00	11.00	100	2016	2016	3	100	5,500	
5	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

TOTAL OB/XF											
22,641											
189 NW RIDGE GLN, WELLBORN											
BLD DATE		LGL DATE		05/04/2026		MLU					
XF DATE		LAND DATE									
INC DATE		AG DATE									

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												
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		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							