COMM NE COR OF NE1/4 OF SE1/4, R
FOR POB, RUN S 81 DEG E 8.08 FT,
N R/W SCL RR, NW ALONG R/W 655.2

SMITH JAMES D/EDSTROM-SMITH LAURA
539 NW RIDGE GLEN
WELLBORN, FL 32094

2027

13-3S-15-00176-002

BUILDING CHARACTERISTICS

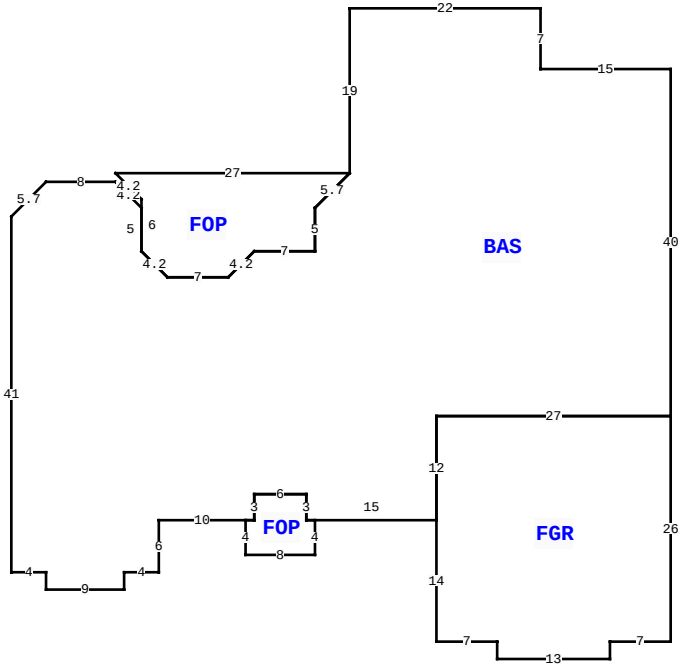
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
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	3,171	100		3,171	326,964
FGR	728	55		400	41,244
FOP	50	30		15	1,547
FOP	223	30		67	6,909
TOTALS	4,172			3,653	376,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,653	118.6552	130.52	476,790	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2023 Heated Area: 3171 HX Base Yr 2023



539 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
2	0260	PAVEMENT-A	0	100	0	0	4,000.00	UT	1.30	1.30	100	2016	2016	3	100	5,200	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
4	0166	CONC,PAVMT	0	100	0	0	1,800.00	UT	2.00	2.00	100	2016	2016	3	100	3,600	
5	0030	BARN,MT	0	100	0	0	1.00	UT	28,000.00	28,000.00	100	2023	2022		100	28,000	
6	0030	BARN,MT	0	100	22	30	660.00	UT	15.00	15.00	100	2025	2024		100	9,900	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		376,664
TOTAL MARKET OB/XF VALUE		49,900
TOTAL LAND VALUE - MARKET		122,400
TOTAL MARKET VALUE		548,964
SOH/AGL Deduction		47,024
ASSESSED VALUE		501,940
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		450,529
TOTAL JUST VALUE		548,964
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		555,803

SALE:1:1: SALE IS NOT IN LINE WITH VALUE OF PROPER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054338	Roof Replacement	31,700	10/28/2025
000050137	Storage Building	12,366	06/17/2024
000045115	Storage Building	48,000	08/08/2022
20863	SFR	525	07/11/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/1349	9/01/2021	WD	Q	I	01	575,000
GRANTOR: DELGADO SHANNON L TRU						
GRANTEE: SMITH JAMES D						
1372/2142	10/18/2018	QC	U	I	11	100
GRANTOR: JOHN W DELGADO						
GRANTEE: SHANNON L DELGADO T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 N7 W22 S19 FOP= W27 D3 R3 S6 D3 R3 E7 R3 U3 E7 N5 R4 U4 $ D4 L4 S5 W7 D3 L3 W7 L3 U3 N5 L3 U3 W8 D4 L4 S41 E4 S2 E9 N2 E4 N6 E10 FOP= S4 E8 N4 W1 N3 W6 S3 W1$ E1 N3 E6 S3 E15 FGR= S14 E7 S2 E13 N2 E7 N26 W27 S12$ N12 E27 N40 $.

LAND DESCRIPTION

TOTAL OB/XF 49,900

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			0.00	0.00	5.30	AC		1.00	1.00	1.00	8,000.00	8,000.00	42,400							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	80,000							

REVIEW DATE 09/10/2024 BY randall Total Acres: 15.30 Total Land Value: 122,400 Market: 0 Agricultural: 0 Common: 122,400 PRINTED 11/17/2026 BY SYS