

LOT 1 ORANGE CREEK FARMS S/D.
488-385, WD 1252-1105, WD 1463-1

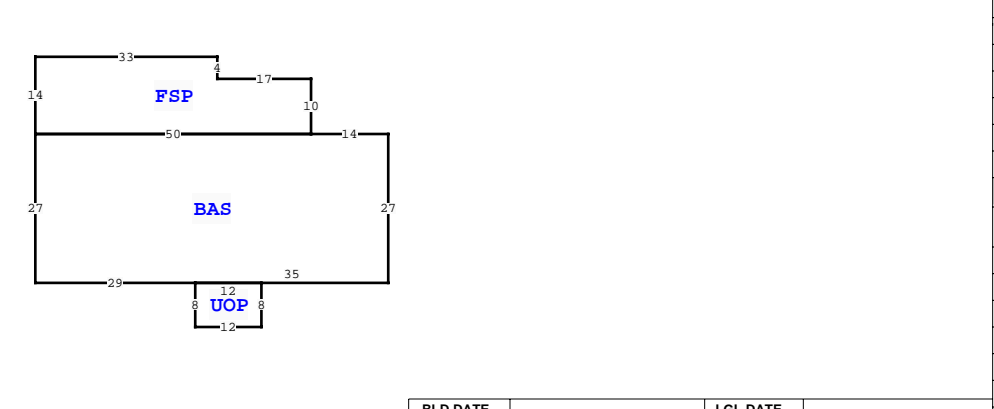
KEARNS RON
105 NW FLEMING LN
WELLBORN, FL 32094

2026

14-3S-15-00181-002


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	2,274	113.9000	68.34	155,405	1989	1989	0	0	60.00	40.00	
1 MOBILE HME 100% - 2023 Heated Area: 1728 HX Base Yr 2023												



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	0200	MOBILE HOME		01	14315.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	1,728	100		1,728	47,237		
FSP	632	40		253	6,916		
UCP	696	20		139	3,800		
UGR	288	45		130	3,554		
UOP	96	25		24	656		
TOTALS	3,440			2,274	62,162		

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	62,162			
TOTAL MARKET OB/XF VALUE	21,324			
TOTAL LAND VALUE - MARKET	89,200			
TOTAL MARKET VALUE	172,686			
SOH/AGL Deduction	22,465			
ASSESSED VALUE	150,221			
TOTAL EXEMPTION VALUE	HX HB SX 101,411			
BASE TAXABLE VALUE	48,810			
TOTAL JUST VALUE	172,686			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	163,766			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14452	M H	125	08/27/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1463/1745	4/25/2019	WD U	I	11		100

BUILDING NOTES						
GRANTOR: JANN WILLIAM L						
GRANTEE: KEARNS RON						
1252/1105	4/03/2013	WD U	I	37		100,000
GRANTOR: HERMAN M & ANNETTE D						
GRANTEE: WILLIAM L & MERLINE						

BUILDING DIMENSIONS						
BAS=[ORIG=0,0] W14 W50 S27 E29 E35 N27 \$						
UCP=[ORIG=0,-30] N29 W12 W12 S29 E24 \$						
FSP=[ORIG=-14,0] N10 W17 N4 W33 S14 E50 \$						
UGR=[ORIG=-12,-59] N24 W12 S24 E12 \$						
UOP=[ORIG=-35,27] S8 E12 N8 W12 \$						

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	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	516.00	UT	1.50	1.50	100	1993	1993	3	100	774	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	12	8	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	
8	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
9	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

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	0102	C	SFR/MH	100		A-1	0.00	0.00	8.92	AC		1.00	1.00	1.00	10,000.00	10,000.00	89,200								