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

KEARNS RON
105 NW FLEMING LN
WELLBORN, FL 32094

2027

14-3S-15-00181-002

BUILDING CHARACTERISTICS

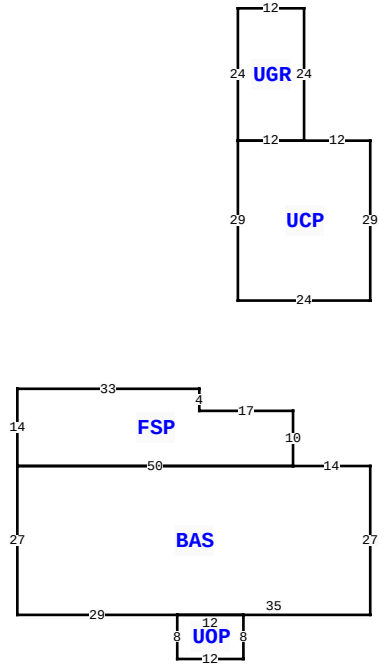
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	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

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	0	60.00	40.00

1 MOBILE HME 100% - 2023 Heated Area: 1728 HX Base Yr 2023



105 NW FLEMING LN, WELLBORN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	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	

COLUMBIA COUNTY PROPERTY

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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	17,958
ASSESSED VALUE	154,728
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	53,317
TOTAL JUST VALUE	172,686
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,686

LAND:1:1: OWN BOTH LOTS 1 & 2 (17.84 AC TOTAL)

XFOB:1:1: HORTEN M H

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
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 NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] N14 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 $
.

LAND DESCRIPTION

TOTAL OB/XF 21,324

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	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							

REVIEW DATE 01/27/2023 BY KS Total Acres: 8.92 Total Land Value: 89,200 Market: 0 Agricultural: 0 Common: 89,200 PRINTED 11/16/2026 BY SYS