

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

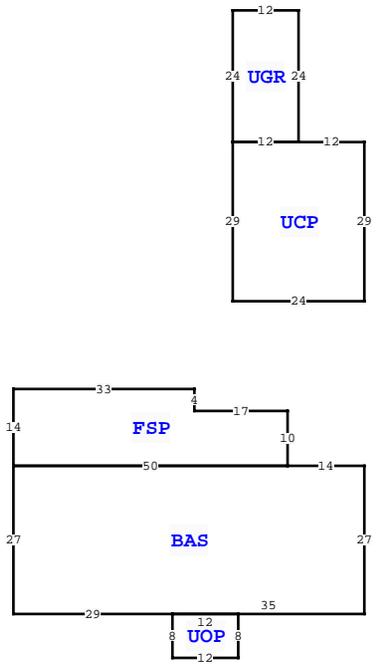
KEARNS RON  
105 NW FLEMING LN  
WELLBORN, FL 32094

**2026**

14-3S-15-00181-002  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
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
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
BAS	1,728	100	
FSP	632	40	
UCP	696	20	
UGR	288	45	
UOP	96	25	
TOTALS	3,440		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2023	71.76	163,182	1989	1989	0	0	60.00	40.00
Heated Area: 1728 HX Base Yr 2023											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			65,273
TOTAL MARKET OB/XF VALUE			21,324
TOTAL LAND VALUE - MARKET			89,200
TOTAL MARKET VALUE			175,797
SOH/AGL Deduction			25,576
ASSESSED VALUE			150,221
TOTAL EXEMPTION VALUE	HX HB SX		101,411
BASE TAXABLE VALUE			48,810
TOTAL JUST VALUE			175,797
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			163,766
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 / V / RSN / CD
1463/1745	4/25/2019	WD U	I 11
GRANTOR: JANN WILLIAM L			
GRANTEE: KEARNS RON			
1252/1105	4/03/2013	WD U	I 37
GRANTOR: HERMAN M & ANNETTE D			
GRANTEE: WILLIAM L & MERLINE			
BUILDING NOTES			
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	
TOTALS															21,324		

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							