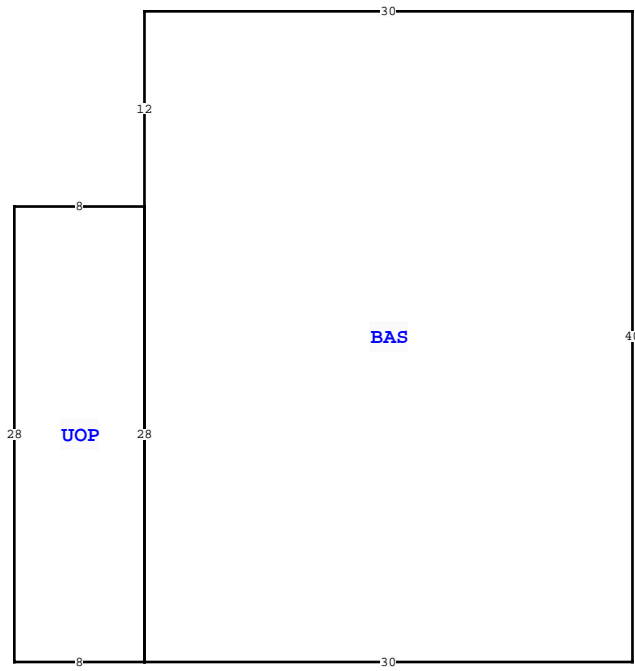


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD	CD	CONSTRUCTION
Exterior Wall	26	ALM	SIDING 100
Roof Structur	03	GABLE	HIP 100
Roof Cover	12	MODULAR	MT 100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		1	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architctual Units	05	CONV	100
		0	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	14315.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,200	100	
UOP	224	20	
TOTALS	1,424		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,245	116.2800	130.23	162,136	2008	2008	0	0	21.25	78.75	
1 SINGLE FAM 0% - 2023 Heated Area: 1200 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			127,682
TOTAL MARKET OB/XF VALUE			3,380
TOTAL LAND VALUE - MARKET			89,200
TOTAL MARKET VALUE			220,262
SOH/AGL Deduction			0
ASSESSED VALUE			220,262
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			220,262
TOTAL JUST VALUE			220,262
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			213,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1474/1126	8/30/2022	WD	U	I	40	114,800
GRANTOR: JANN WILLIAM						
GRANTEE: COLLINGS DAMIEN						
1070/1868	1/06/2006	WD	U	V	09	104,900
GRANTOR: ANNETTE D MOORE						
GRANTEE: JANN						

EXTRA FEATURES		165 NW FLEMING LN, WELLBORN														
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	0060	CARPOT F	0	0	20	20	400.00	UT	1.50	100	2014	2014	3	100	600	
2	0166	CONC, PAVMT	0	0	8	30	240.00	UT	2.00	100	2014	2014	3	100	480	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	100	2016	2016	3	100	200	
4	0070	CARPOT UF	0	0	0	0	1.00	UT	0.00	100	2016	2016	3	100	400	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	100	2016	2016	3	100	200	
6	0296	SHED METAL	0	0	0	0	1.00	UT	1,500.00	100	2023	2022		100	1,500	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/22/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W30 S12 UOP= W8 S28 E8 N28 S28 E30 N40 S.	

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	0		A-1	0.00	0.00	8.92	AC		1.00	1.00	1.00	10,000.00	10,000.00	89,200							