LOT 2 ORANGE CREEK FARMS S/D.
WD 1070-1868, WD 1100-990, WD 14

COLLINGS DAMIEN/COLLINGS JANE
165 NW FLEMING LN
WELLBORN, FL 32094

2027

14-3S-15-00181-003

BUILDING CHARACTERISTICS

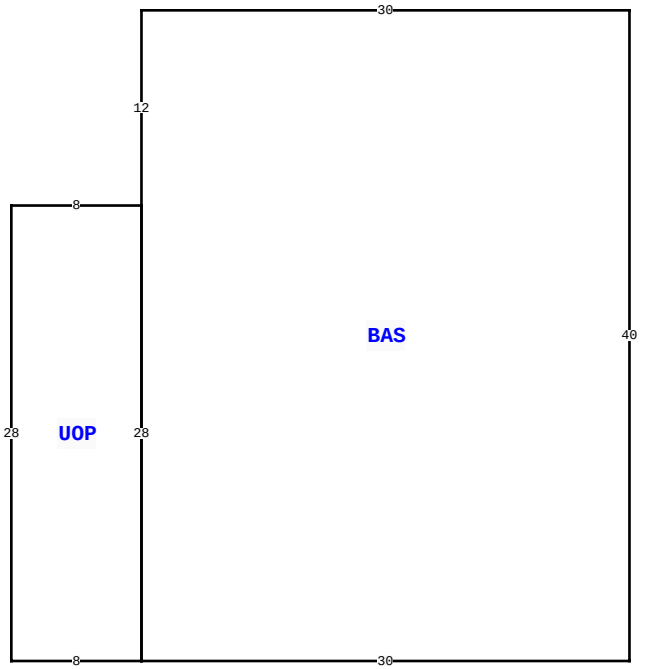
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	120,875
UOP	224	20		45	4,533
TOTALS	1,424			1,245	125,408

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	127.91	159,248	2008	2008	0	0	0	21.25	78.75

1 SINGLE FAM 0% - 2023 Heated Area: 1200 HX Base Yr



165 NW FLEMING LN, WELLBORN

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
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	0060	CARPORT F	0	0	20	20	400.00	UT	1.50	1.50	100	2014	2014	3	100	600	
2	0166	CONC,PAVMT	0	0	8	30	240.00	UT	2.00	2.00	100	2014	2014	3	100	480	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
6	0296	SHED METAL	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	125,408
TOTAL MARKET OB/XF VALUE	3,380
TOTAL LAND VALUE - MARKET	89,200
TOTAL MARKET VALUE	217,988
SOH/AGL Deduction	0
ASSESSED VALUE	217,988
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,988
TOTAL JUST VALUE	217,988
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,262

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S12 UOP= W8 S28 E8 N28$ S28 E30 N40$.

LAND DESCRIPTION

TOTAL OB/XF 3,380

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	0		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 11/17/2026 BY SYS