LOT 3 ORANGE CREEK FARMS S/D.
791-120, 914-813 THRU 817,

CLARK NORMAN E & CHERYL V REVOCABLE LIVING TRUST
205 NW FLEMING LANE
WELLBORN, FL 32094

2026

14-3S-15-00181-004

BUILDING CHARACTERISTICS

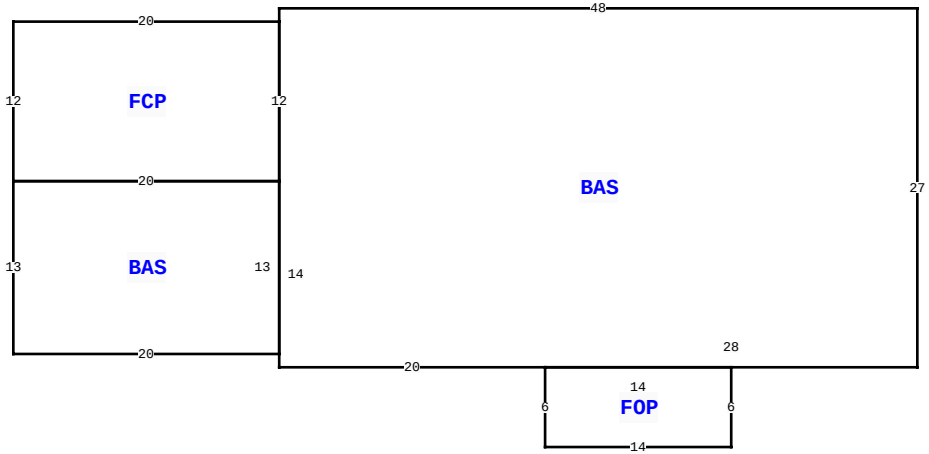
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	260	100		260	7,294
BAS	1,296	100		1,296	36,360
FCP	240	25		60	1,683
FOP	84	35		29	814
TOTALS	1,880			1,645	46,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,645	116.9000	70.14	115,380	1998	1998	0	0	0	60.00	40.00

2 MOBILE HME 100% - 1995 Heated Area: 1556 HX Base Yr 1995



205 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	0210	GARAGE U	0	100	35	44	1.00	UT	0.00	0.00	100	1998	1998	3	100	7,700	
2	0294	SHED WOOD/	0	100	12	14	1.00	UT	0.00	0.00	100	1998	1998	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0210	GARAGE U	0	100	23	24	552.00	UT	18.00	18.00	100	2005	2005	3	100	9,936	
7	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	2005	2005	3	100	1,800	
8	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
10	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 31,536

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	0200	C	MBL HM	100		A-1	0.00	0.00	8.92	AC		1.00	1.00	1.00	11,000.00	11,000.00	98,120							

REVIEW DATE 01/27/2023 BY KS Total Acres: 8.92 Total Land Value: 98,120 Market: 0 Agricultural: 0 Common: 98,120 PRINTED 06/22/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	46,152
TOTAL MARKET OB/XF VALUE	31,536
TOTAL LAND VALUE - MARKET	98,120
TOTAL MARKET VALUE	175,808
SOH/AGL Deduction	71,023
ASSESSED VALUE	104,785
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	53,374
TOTAL JUST VALUE	175,808
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,888

SALE:1:1: LOT 3 ORANGE CREEK FARMS

BLDG:1:1: CHAMPION MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13609	M H	125	02/09/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0914/0817	10/31/2000	WD	Q	I	01	100
GRANTOR: NORMAN E & CHERYL V C						
GRANTEE: NORMAN E & CHERYL V						
0914/0815	10/31/2000	WD	Q	I	01	100
GRANTOR: NORMAN E & CHERYL V C						
GRANTEE: NORMAN E & CHERYL V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S1 FCP= W20 S12 E20 N12$ S12 BAS= W20 S13 E20 N13$ S14 E20 FOP= S6 E14 N6 W14$ E28 N27$.