LOTS 4, 5, 6, 7 & 8 ORANGE CREEK
703-74, 811-2112, 813-1847, 932-

LANG MICHAEL ANDREW/LANG ANDREW
255 NW FLEMING LN
WELLBORN, FL 32094

2027

14-3S-15-00181-005

BUILDING CHARACTERISTICS

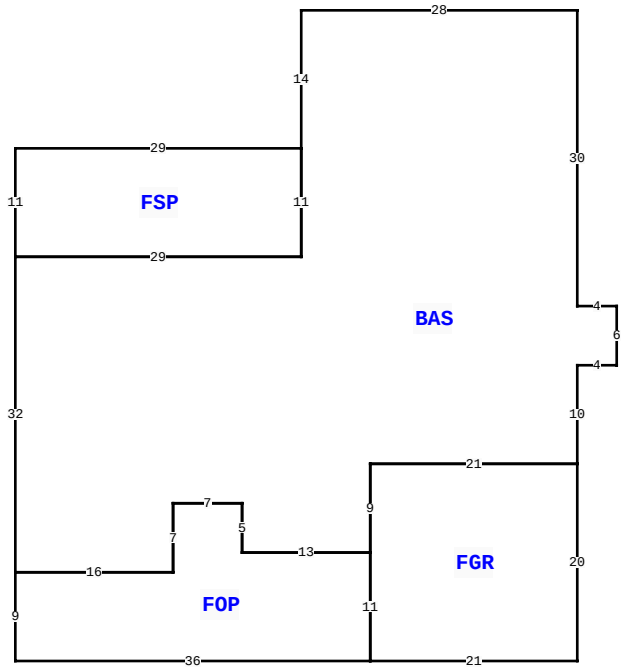
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	2,242	100		2,242	186,432
FGR	420	55		231	19,209
FOP	399	30		120	9,979
FSP	319	40		128	10,644
TOTALS	3,380			2,721	226,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,721	116.3030	127.93	348,098	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 2242 HX Base Yr 2026



255 NW FLEMING LN, WELLBORN

BLD DATE		LGL DATE	
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	20	35	700.00	UT	1.40	1.40	100	0	0	3	100	980	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1992	1992	3	40	14,336	
4	0296	SHED METAL	0	100	17	20	340.00	UT	3.00	3.00	100	0	0	3	100	1,020	
5	0296	SHED METAL	0	100	8	10	80.00	UT	3.00	3.00	100	0	0	3	100	240	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	5,000	
8	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		265,760
TOTAL MARKET OB/XF VALUE		31,376
TOTAL LAND VALUE - MARKET		363,280
TOTAL MARKET VALUE		325,334
SOH/AGL Deduction		0
ASSESSED VALUE		325,334
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		273,923
TOTAL JUST VALUE		660,416
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		664,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052760	Roof Replacement	25,519	03/31/2025
28583	MAINT/ALTR	115	05/19/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/1161	12/29/2025	WD	U	I	11	100
GRANTOR: LANG MICHAEL ANDREW &						
GRANTEE: LANG MICHAEL ANDREW						
1415/2115	7/16/2020	WD	Q	I	03	77,500
GRANTOR: ROGER J & JOAN R LYNC						
GRANTEE: MICHAEL ANDREW & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S14 FSP= W29 S11 E29 N11$ S11 W29 S32 FOP= S9 E36 N11 W13 N5 W7 S7 W16$ E16 N7 E7 S5 E13 FGR= S11 E21 N20 W21 S9 $ N9 E21 N10 E4 N6 W4 N30$.

LAND DESCRIPTION

TOTAL OB/XF 31,376

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	43.41	AC		1.00	1.00	1.00	281.00	281.00	12,198							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	43.41	AC		1.00	1.00	1.00	8,000.00	8,000.00	347,280							

REVIEW DATE 05/19/2025 BY chuck Total Acres: 45.41 Total Land Value: 28,198 Market: 347,280 Agricultural: 12,198 Common: 16,000 PRINTED 11/17/2026 BY SYS

LOTS 4, 5, 6, 7 & 8 ORANGE CREEK
703-74, 811-2112, 813-1847, 932-

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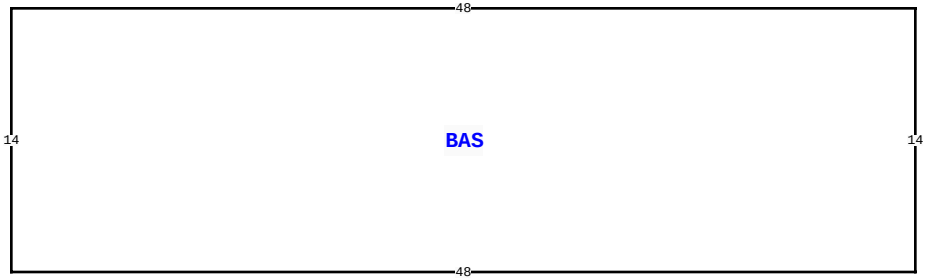
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	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	5000	IMPROVED AG
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	672	100		672	39,496
TOTALS	672			672	39,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	672	114.9000	106.86	71,810	2005	2005	0	0	0	45.00	55.00

3 MANUF 1 0% - 2026 Heated Area: 672 HX Base Yr 2026



255 NW FLEMING LN, WELLBORN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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1415/2115	7/16/2020	WD	Q	I	03	77,500
GRANTOR: ROGER J & JOAN R LYNC						
GRANTEE: MICHAEL ANDREW & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S14 E48 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/19/2025 BY chuck Total Acres: 45.41 Total Land Value: 28,198 Market: 347,280 Agricultural: 12,198 Common: 16,000 PRINTED 11/17/2026 BY SYS