LOT 9 ORANGE CREEK FARMS S/D.
618-829, 824-1925, DC 858-2159,

COLEMAN JOHN/COLEMAN OLGA
495 NW FLEMING LN
WELLBORN, FL 32094

2026

14-3S-15-00181-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

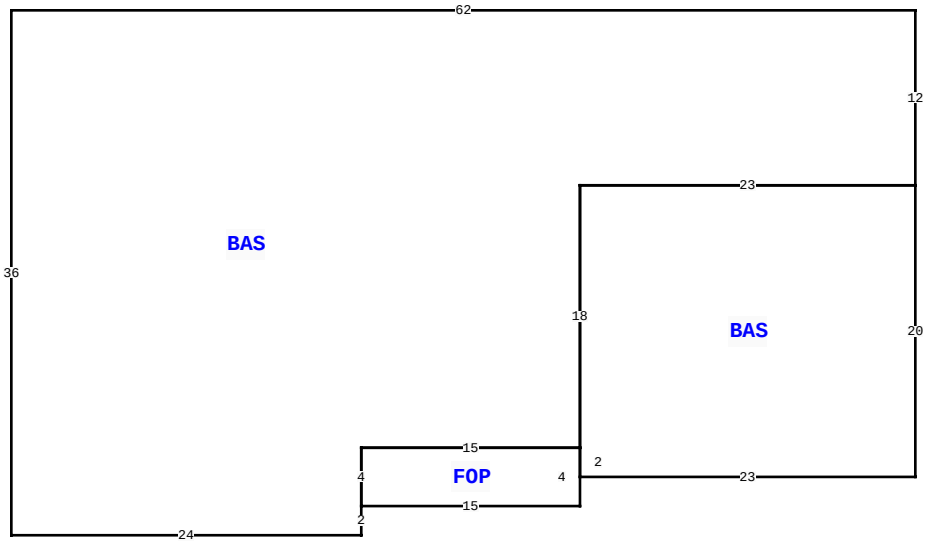
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	460	100		460	48,249
BAS	1,590	100		1,590	166,773
FOP	60	30		18	1,888
TOTALS	2,110			2,068	216,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,068	129.5910	147.73	305,506	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2018 Heated Area: 2050 HX Base Yr 2018



493 NW FLEMING LN, WELLBORN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2026 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	0166	CONC,PAVMT	0	100	0	0	601.00	UT	2.00	2.00	100	1996	1996	3	100	1,202	
2	0040	BARN,POLE	0	100	24	30	1.00	UT	0.00	0.00	100	1996	1996	3	100	1,800	
3	0296	SHED METAL	0	100	25	30	1.00	UT	0.00	0.00	100	1993	1993	3	100	576	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0166	CONC,PAVMT	0	100	0	0	601.00	UT	2.00	2.00	100	1996	1996	3	100	1,202	
6	0166	CONC,PAVMT	0	100	0	0	708.00	UT	2.00	2.00	100	1998	1998	3	100	1,416	
7	0280	POOL R/CON	0	100	10	25	250.00	UT	70.00	70.00	100	1998	1998	3	40	7,000	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
9	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	
10	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		216,909
TOTAL MARKET OB/XF VALUE		22,896
TOTAL LAND VALUE - MARKET		119,600
TOTAL MARKET VALUE		359,405
SOH/AGL Deduction		132,570
ASSESSED VALUE		226,835
TOTAL EXEMPTION VALUE	HX HB 13	221,692
BASE TAXABLE VALUE		5,143
TOTAL JUST VALUE		359,405
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14193	POOL	95	06/25/1998
11383	SFR	255	07/09/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/2053	3/31/2016	WD	Q	I	01	214,300
GRANTOR: ELVA CHARLETTA MORRIS						
GRANTEE: JOHN & OLGA COLEMAN						
1287/1530	1/13/2015	QC	U	I	11	100
GRANTOR: CHARLETTA MORRISON						
GRANTEE: ELVA CHARLETTA MORR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S36 E24 N2 FOP= E15N4 W15 S4$ N4 E15 BAS= S2 E23N20 W23 S18$ N18 E23 N12$.

LAND DESCRIPTION

TOTAL OB/XF 22,896

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	11.46	AC		1.00	1.00	1.00	10,000.00	10,000.00	114,600							
2	0200	C	MBL HM	100		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	5,000							

REVIEW DATE 01/27/2023 BY KS Total Acres: 11.96 Total Land Value: 119,600 Market: 0 Agricultural: 0 Common: 119,600 PRINTED 05/08/2026 BY SYS