

LOT 10 ORANGE CREEK FARMS S/D.
671-590, 930-1173, WD 1441-2735,

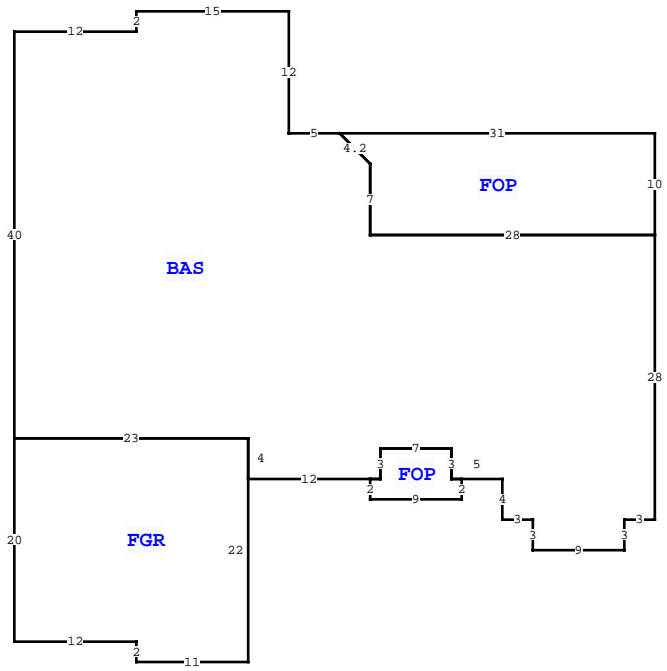
MORALES ANGELO/BELL CINDY
579 NW FLEMING LN
WELBORN, FL 32094

2026

14-3S-15-00181-011
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	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
BAS	2,132	100	
FGR	482	55	
FOP	39	30	
FOP	285	30	
TOTALS	2,938		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,495	125.0480	140.05	349,425	2003	2003	0	0	23.65	76.35
1 SINGLE FAM 100% - 2022 Heated Area: 2132 HX Base Yr 2022											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		266,786	
TOTAL MARKET OB/XF VALUE		12,794	
TOTAL LAND VALUE - MARKET		122,700	
TOTAL MARKET VALUE		402,280	
SOH/AGL Deduction		5,806	
ASSESSED VALUE		396,474	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		345,063	
TOTAL JUST VALUE		402,280	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		406,019	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054070	Electrical Servic		09/16/2025
20649	SFR	405	04/29/2003
19651	PUMP/UTPOL	30	06/14/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1497/580	7/20/2023	LE U		I	14	100
GRANTOR: MORALES ANGELO						
GRANTEE: BELL CINDY LIVING T						
1460/1142	2/22/2022	LE U		I	14	100
GRANTOR: MORALES ANGELO						
GRANTEE: BELL AUSTIN ROBERT						

EXTRA FEATURES		579 NW FLEMING LN, WELLBORN	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100 0 0
2	0166	CONC, PAVMT	0 100 0 0
3	0296	SHED METAL	0 100 10 20
4	0070	CARPORT UF	0 100 0 0
5	0060	CARPORT F	0 100 0 0
6	0030	BARN, MT	0 100 0 0
7	0040	BARN, POLE	0 100 0 0

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	0190	FPLC PF	0 100 0 0			1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC, PAVMT	0 100 0 0			797.00	UT	2.00	2.00	100	2003	2003	3	100	1,594	
3	0296	SHED METAL	0 100 10 20			200.00	UT	5.00	5.00	100	2003	2003	3	100	1,000	
4	0070	CARPORT UF	0 100 0 0			1.00	UT	1,000.00	1,000.00	50	2013	2013	3	50	500	
5	0060	CARPORT F	0 100 0 0			1.00	UT	0.00	0.00	100	2016	2016	3	100	1,500	
6	0030	BARN, MT	0 100 0 0			1.00	UT	5,000.00	5,000.00	100	2023	2022		100	5,000	
7	0040	BARN, POLE	0 100 0 0			1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
TOTAL OB/XF 12,794																

LAND DESCRIPTION		TOTAL OB/XF 12,794																						
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	100		00	0.00	0.00	12.27	AC		1.00	1.00	1.00	10,000.00	10,000.00	122,700							

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1	0100	C	SFR	100		00	0.00	0.00	12.27	AC		1.00	1.00	1.00	10,000.00	10,000.00	122,700							

BUILDING NOTES																							
BUILDING DIMENSIONS																							
BAS= W5 N12 W15 S2 W12 S40 FGR= S20 E12 S2 E11 N22 W23 \$ E23 S4 E12 FOP= S2 E9 N2 W1 N3 W7 S3 W1\$ E1 N3 E7 S3 E5 S4 E3 S3 E9 N3 E3 N28 POP= N10 W31 D3 R3 S7 E28\$ W28 N7 L3 U3 \$.																							