

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

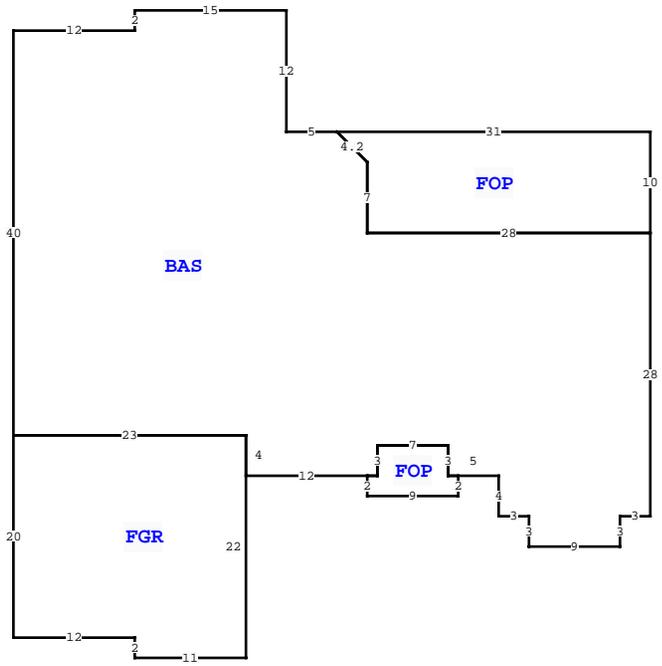
MORALES ANGELO/BELL CINDY
579 NW FLEMING LN
WELBORN, FL 32094

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	142.55	355,662	2003	2003	0	0	23.65	76.35
1 SINGLE FAM 100% - 2022 Heated Area: 2132 HX Base Yr 2022											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	271,548		
TOTAL MARKET OB/XF VALUE	12,794		
TOTAL LAND VALUE - MARKET	122,700		
TOTAL MARKET VALUE	407,042		
SOH/AGL Deduction	10,568		
ASSESSED VALUE	396,474		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	345,063		
TOTAL JUST VALUE	407,042		
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											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2003
2	0166	CONC, PAVMT	0	100	0	0	797.00	UT	2.00	100	2003
3	0296	SHED METAL	0	100	10	20	200.00	UT	5.00	100	2003
4	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	50	2013
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	100	2016
6	0030	BARN, MT	0	100	0	0	1.00	UT	5,000.00	100	2023
7	0040	BARN, POLE	0	100	0	0	1.00	UT	2,000.00	100	2023

TOTAL OB/XF											
12,794											
BLD DATE		LGL DATE									
XF DATE		LAND DATE									
INC DATE		AG DATE									

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 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		00	0.00	0.00	12.27	AC	