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

2027

14-3S-15-00181-011

BUILDING CHARACTERISTICS

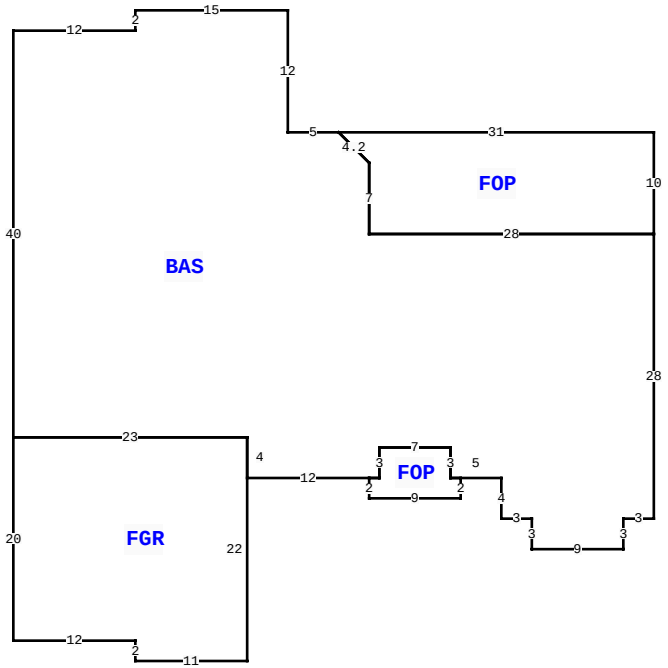
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,132	100		2,132	223,902
FGR	482	55		265	27,830
FOP	39	30		12	1,261
FOP	285	30		86	9,031
TOTALS	2,938			2,495	262,023

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	137.55	343,187	2003	2003	0	0	0	23.65	76.35

1 SINGLE FAM 100% - 2022 Heated Area: 2132 HX Base Yr 2022



579 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		262,023
TOTAL MARKET OB/XF VALUE		12,794
TOTAL LAND VALUE - MARKET		122,700
TOTAL MARKET VALUE		397,517
SOH/AGL Deduction		0
ASSESSED VALUE		397,517
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		346,106
TOTAL JUST VALUE		397,517
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,280

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						

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 FOP= N10 W31 D3 R3 S7 E28$ W28 N7 L3 U3 $.

LAND DESCRIPTION

TOTAL OB/XF 12,794

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		00	0.00	0.00	12.27	AC		1.00	1.00	1.00	10,000.00	10,000.00	122,700							

REVIEW DATE 10/07/2025 BY tommy Total Acres: 12.27 Total Land Value: 122,700 Market: 0 Agricultural: 0 Common: 122,700 PRINTED 11/17/2026 BY SYS