BEG AT SW COR OF SEC, RUN N
674.89 FT, E 1331.74 FT, S
643.87 FT, E 1333.99 FT TO W

MANSFIELD JAMES D
602 NW LESTER WAY
WELLBORN, FL 32094

2027

23-2S-15-00074-004

BUILDING CHARACTERISTICS

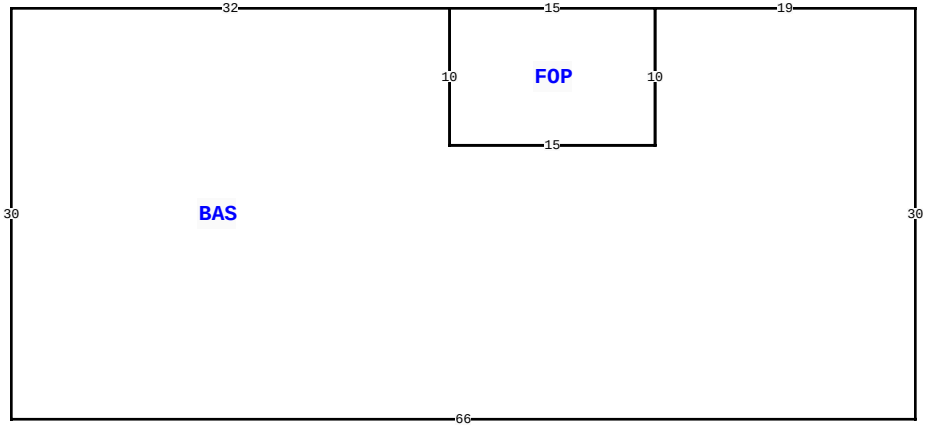
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	23215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100		1,830	190,410
FOP	150	35		52	5,411
TOTALS	1,980			1,882	195,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,882	115.5000	114.34	215,188	2020	2020	0	0	0	9.00	91.00

1 MANUF 3 100% - 2021 Heated Area: 1830 HX Base Yr 2021



602 NW LESTER WAY, WELLBORN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		195,821
TOTAL MARKET OB/XF VALUE		24,700
TOTAL LAND VALUE - MARKET		107,500
TOTAL MARKET VALUE		235,981
SOH/AGL Deduction		31,357
ASSESSED VALUE		204,624
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		153,213
TOTAL JUST VALUE		328,021
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39382	M H	0	03/02/2020
15781	PUMP/UTPOL	30	07/14/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1404/0789	1/20/2020	WD	Q	V	03	139,500
GRANTOR: WELLBORN LAKE 90 LLC						
GRANTEE: JAMES D MANSFIELD						
1398/2759	10/25/2019	WD	Q	V	05	124,700
GRANTOR: JAMES HUNTSMAN						
GRANTEE: WELLBORN LAKE 90 LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FOP= W15 S10 E15 N10$ S10 W15 N10 W32 S30 E66 N30$.

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	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
2	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	16,500.00	16,500.00	100	2023	2022		100	16,500	

LAND DESCRIPTION

TOTAL OB/XF 24,700

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	0200	C	MBL HM	100			0.00	0.00	2.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	10,000							
2	6200	A	PASTURE 3	100					19.50	AC		1.00	1.00	1.00	280.00	280.00	5,460							
3	9910	M	MKT.VAL.AG	100					19.50	AC		1.00	1.00	1.00	5,000.00	5,000.00	97,500							

REVIEW DATE 11/04/2022 BY JD Total Acres: 21.50 Total Land Value: 15,460 Market: 97,500 Agricultural: 5,460 Common: 10,000 PRINTED 11/17/2026 BY SYS