

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

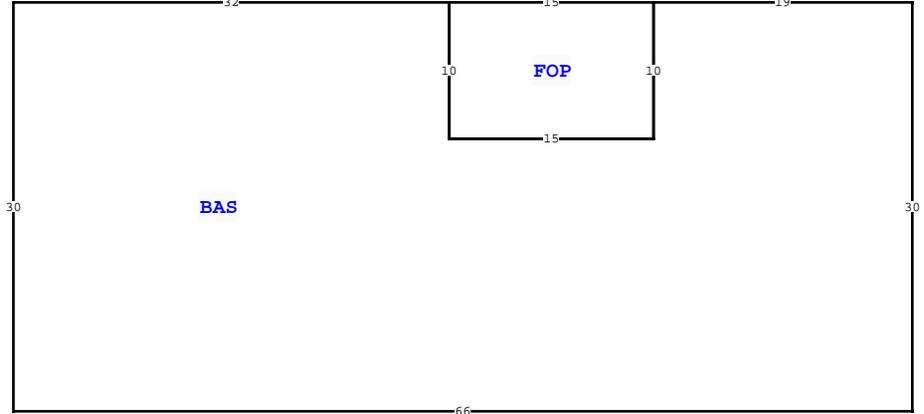
2026

23-2S-15-00074-004



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	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
BAS	1,830	100	
FOP	150	35	
TOTALS	1,980		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2023	02	1,882	115.5000	115.50	217,371	2020	2020	0	0	9.00	91.00		
1 MANUF 3 100% - 2021 Heated Area: 1830 HX Base Yr 2021													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	197,808			
TOTAL MARKET OB/XF VALUE	24,700			
TOTAL LAND VALUE - MARKET	107,500			
TOTAL MARKET VALUE	237,968			
SOH/AGL Deduction	39,145			
ASSESSED VALUE	198,823			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	147,412			
TOTAL JUST VALUE	330,008			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	329,661			

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						

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

TOTAL OB/XF										24,700														
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	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							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W19 FOP= W15 S10 E15 N10S S10 W15 N10 W32 S30 E66 N30S.