COMM AT SW COR OF SEC, RUN N
674.89 FT FOR POB, CONT N
654.85 FT, E 1329.46 FT, S

MANSFIELD JAMES D
602 NW LESTER WAY
WELLBORN, FL 32094

2027

23-2S-15-00074-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

606 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	0
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	9,600
SOH/AGL Deduction	779
ASSESSED VALUE	8,821
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,821
TOTAL JUST VALUE	114,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1404/0789	1/20/2020	WD	Q	V	05	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

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	6200	A	PASTURE 3	0					20.00	AC		1.00	1.00	1.00	280.00	280.00	5,600							
2	9910	M	MKT.VAL.AG	0					20.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	110,000							

REVIEW DATE 11/04/2022 BY JD — Total Acres: 20.00 — Total Land Value: 5,600 — Market: 110,000 — Agricultural: 5,600 — Common: 0 — PRINTED 11/17/2026 BY SYS