

LOT 2 DEER RUN ACRES S/D UNREC
DESCRIBED AS FOLLOWS, E1/2 OF
THE NW1/4 OF THE SW1/4.

GREEN JAMES M
266 NW JEEP DR
WELLBORN, FL 32094

2026

23-2S-15-00074-102



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	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	1,620	100	
TOTALS	1,620		95,399

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2006	Heated Area: 1620		HX Base Yr 2006				

BAS

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			95,399
TOTAL MARKET OB/XF VALUE			13,480
TOTAL LAND VALUE - MARKET			104,775
TOTAL MARKET VALUE			118,389
SOH/AGL Deduction			50,206
ASSESSED VALUE			68,183
TOTAL EXEMPTION VALUE	HX HB		43,183
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			213,654
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			194,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22939	M H	0	03/23/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1042/1812	3/31/2005	WD	Q	V		83,300

GRANTOR: DEAS BULLARD
GRANTEE: JAMES M GREEN

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W60 S27 E60 N27\$.	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2005	2005	3	100	1,200	
2	0040	BARN, POLE	0	100	24	36	864.00	UT	5.00	100	2005	2005	3	100	4,320	
3	0166	CONC, PAVMT	0	100	24	20	480.00	UT	2.00	100	2005	2005	3	100	960	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	

TOTAL OB/XF												13,480												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	18.25	AC		1.00	1.00	1.00	280.00	280.00	5,110							
2	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	18.25	AC		1.00	1.00	1.00	5,500.00	5,500.00	100,375							
3	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	0.80	5,500.00	4,400.00	4,400							

LAND DESCRIPTION		TOTAL OB/XF																							
		13,480																							