

BEG AT NW COR OF SW1/4 OF NW 1/4  
 FT, SE 474.20 FT, SW 383.04 FT,  
 FT, N 876.70 FT TO POB (AKA PART

AMMERMAN CHRISTINE/BERRY MARIA R  
 137 NW ALEX CT  
 WELLBORN, FL 32094

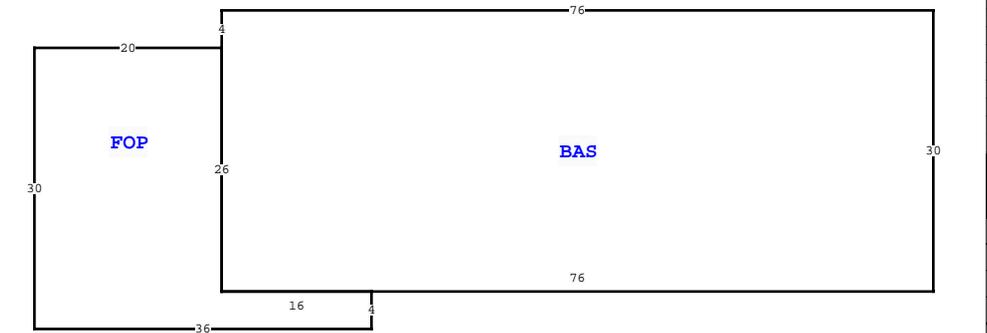
2026

23-2S-15-00074-104



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 31 VINYL SID 100  |
| Roof Structur            | 03 GABLE/HIP 100  |
| Roof Cover               | 14 PREFIN MT 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                 | 4 100             |
| Bathrooms                | 2 100             |
| Stories                  | 1. 1. 100         |
| Architectural            | 01 CONV 100       |
| Units                    | 0 100             |
| Condition Adj            | 04 04 100         |
| Kitchen Adjus            | 01 01 100         |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0201               | 02  | 2,512     | 129.6900    | 121.91         | 306,238        | 2005 | 2005 | 0    | 0    | 45.00 | 55.00  |



|                  |                  |             |      |              |                      |
|------------------|------------------|-------------|------|--------------|----------------------|
| Quality          | 05 05            |             |      |              |                      |
| DOR CODE         | 0200 MOBILE HOME |             |      |              |                      |
| 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              | 2,280            | 100         |      | 2,280        | 152,875              |
| FOP              | 664              | 35          |      | 232          | 15,556               |
| TOTALS           | 2,944            |             |      | 2,512        | 168,431              |

137 NW ALEX CT, WELLBORN

|          |           |            |     |
|----------|-----------|------------|-----|
| BLD DATE | LGL DATE  | 05/11/2026 | MLU |
| XF DATE  | LAND DATE |            |     |
| INC DATE | AG DATE   |            |     |

| COLUMBIA COUNTY PROPERTY  |           | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY         |           |             |   |
| VALUATION BY              |           | STANDARD    |   |
| Tax Group: 3              | Tax Dist: |             |   |
| BUILDING MARKET VALUE     |           | 168,431     |   |
| TOTAL MARKET OB/XF VALUE  |           | 16,250      |   |
| TOTAL LAND VALUE - MARKET |           | 46,350      |   |
| TOTAL MARKET VALUE        |           | 231,031     |   |
| SOH/AGL Deduction         |           | 64,774      |   |
| ASSESSED VALUE            |           | 166,257     |   |
| TOTAL EXEMPTION VALUE     | WX HX HB  | 56,411      |   |
| BASE TAXABLE VALUE        |           | 109,846     |   |
| TOTAL JUST VALUE          |           | 231,031     |   |
| NCON VALUE                |           | 0           |   |
| INCOME VALUE              |           |             |   |
| PREVIOUS YEAR MKT VALUE   |           | 220,731     |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 24605      | M H         | 357 | 06/07/2006 |

| SALES DATA                  |            |           |     |     |        |            |
|-----------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number           | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1454/45                     | 10/15/2021 | WD        | U   | I   | 11     | 100        |
| GRANTOR: AMMERMAN CHRISTINE |            |           |     |     |        |            |
| GRANTEE: AMMERMAN CHRISTINE |            |           |     |     |        |            |
| 1450/830                    | 10/15/2021 | WD        | U   | I   | 35     | 265,000    |
| GRANTOR: BROWN LINFORD C    |            |           |     |     |        |            |
| GRANTEE: AMMERMAN CHRISTINE |            |           |     |     |        |            |

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS                                      |  |
|--|--|
| BAS= W76 S4 FOP= W20 S30 E36 N4 W16 N26\$ S26 E76 N30\$. |  |

| 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   | 0030       | BARN,MT     | 0       | 100 | 0 | 0     |    | 1.00  | UT 0.00        | 0.00      | 100     | 2013        | 2013 | 3      | 100             | 6,000 |
| 2   | 0060       | CARPORT F   | 0       | 100 | 0 | 0     |    | 1.00  | UT 0.00        | 0.00      | 100     | 2013        | 2013 | 3      | 100             | 500   |
| 3   | 9945       | Well/Sept   | 0       | 100 | 0 | 0     |    | 1.00  | UT 7,000.00    | 7,000.00  | 100     |             |      | 3      | 100             | 7,000 |
| 4   | 0060       | CARPORT F   | 0       | 100 | 0 | 0     |    | 1.00  | UT 0.00        | 0.00      | 100     | 2013        | 2013 | 3      | 100             | 500   |
| 5   | 0252       | LEAN-TO W/  | 0       | 100 | 0 | 0     |    | 1.00  | UT 0.00        | 0.00      | 100     | 2013        | 2013 | 3      | 100             | 250   |
| 6   | 0296       | SHED METAL  | 0       | 100 | 0 | 0     |    | 1.00  | UT 0.00        | 0.00      | 100     | 2015        | 2015 | 3      | 100             | 200   |
| 7   | 0081       | DECKING WI  | 0       | 100 | 0 | 0     |    | 1.00  | UT 0.00        | 0.00      | 100     | 2015        | 2015 | 3      | 100             | 1,800 |

| LAND DESCRIPTION |          | TOTAL OB/XF |                      |     |     |          |       |       |             |           |     |          |        |         |            | 16,250         |            |                             |      |         |      |     |    |        |
|------------------|----------|-------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 |     | A-1      | 0.00  | 0.00  | 5.15        | AC        |     | 1.00     | 1.00   | 1.00    | 9,000.00   | 9,000.00       | 46,350     |                             |      |         |      |     |    |        |