

W1/2 OF THE FOLLOWING: LOT 1 DE UNREC DESCRIBED AS FOLLOWS: W1/2 THE SW1/4.

O'NEAL DAVID/BALANGER AMBER
146 NW JEEP DR
WELLBORN, FL 32094

2026

23-2S-15-00074-201



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		4	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
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
BAS	2,052	100	2026
TOTALS	2,052		2026

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	MANUF	2	0%	-	2026							Heated Area: 2052 HX Base Yr	
TOTALS												2,052	220,422

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		220,422	
TOTAL MARKET OB/XF VALUE		12,900	
TOTAL LAND VALUE - MARKET		81,000	
TOTAL MARKET VALUE		314,322	
SOH/AGL Deduction		0	
ASSESSED VALUE		314,322	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		314,322	
TOTAL JUST VALUE		314,322	
NCON VALUE		226,322	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		104,467	
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053439	Mobile Home		06/24/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1532/1979	2/04/2025	WD Q	Q	I	03	129,900
GRANTOR: BELLAS TUCKER A						
GRANTEE: O'NEAL DAVID						
1479/1635	11/10/2022	WD Q	Q	I	01	88,000
GRANTOR: CAMPBELL VIOLET DAWN						
GRANTEE: BELLAS TUCKER A						

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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025	3	100	7,000	
2	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	
3	0296	SHED METAL	0	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	
4	0296	SHED METAL	0	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	

TOTAL OB/XF										12,900														
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	0200	C	MBL HM	0		A-1	0.00	0.00	10.13	AC		1.00	1.00	1.00	8,000.00	8,000.00	81,000							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2026;ORIG=16,6] E76 S27 W76 N27 \$