LOT 4 DEER RUN ACRES S/D UNREC D
FOLLOWS, COMM AT THE NW COR OF T
NW1/4, THENCE RUN E 522.05 FT TO

KING CHRISTOPHER
135 NW ALEX CT
WELLBORN, FL 32094

2027

23-2S-15-00074-204

BUILDING CHARACTERISTICS

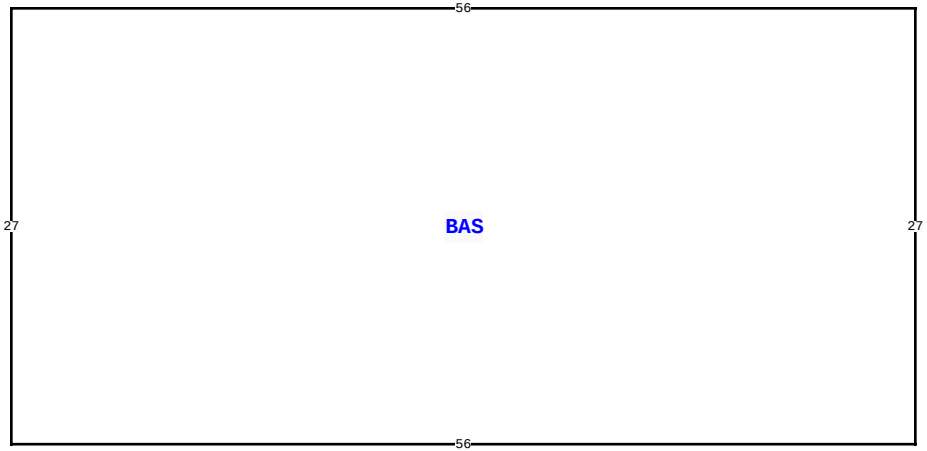
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	132,193
TOTALS	1,512			1,512	132,193

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	119.0000	110.67	167,333	2007	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2026 Heated Area: 1512 HX Base Yr 2026



135 NW ALEX CT, WELLBORN

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

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
5	0040	BARN,POLE	0	100	30	40	1,200.00	UT	3.50	3.50	100	2015	2015	3	100	4,200	
6	0081	DECKING WI	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2026	2025		100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		132,193
TOTAL MARKET OB/XF VALUE		21,350
TOTAL LAND VALUE - MARKET		64,640
TOTAL MARKET VALUE		218,183
SOH/AGL Deduction		0
ASSESSED VALUE		218,183
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		161,772
TOTAL JUST VALUE		218,183
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26362	M H	623	10/25/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/1416	7/08/2025	WD	Q	I	01	345,000
GRANTOR: TAYLOR JENNIFER LEE						
GRANTEE: KING CHRISTOPHER						
1390/0421	7/30/2019	WD	U	I	30	130,000
GRANTOR: JARROD J TAYLOR & JEN						
GRANTEE: JENNIFER LEE TAYLOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 21,350

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	0200	C	MBL HM	100		A-1	0.00	0.00	8.08	AC		1.00	1.00	1.00	8,000.00	8,000.00	64,640							

REVIEW DATE 10/16/2025 BY TP Total Acres: 8.08 Total Land Value: 64,640 Market: 0 Agricultural: 0 Common: 64,640 PRINTED 11/17/2026 BY SYS