

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

2026

23-2S-15-00074-204



BUILDING CHARACTERISTICS		CONSTRUCTION	
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	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
BAS	1,512	100	
TOTALS	1,512		133,614

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%	-	2026						
				Heated Area:	1512			HX Base Yr	2026		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			133,614
TOTAL MARKET OB/XF VALUE			21,350
TOTAL LAND VALUE - MARKET			64,640
TOTAL MARKET VALUE			219,604
SOH/AGL Deduction			0
ASSESSED VALUE			219,604
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			163,193
TOTAL JUST VALUE			219,604
NCON VALUE			6,300
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			159,716

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	Q	I	01	345,000
GRANTOR: TAYLOR JENNIFER LEE						
GRANTEE: KING CHRISTOPHER						
1390/0421	7/30/2019	WD U	U	I	30	130,000
GRANTOR: JARROD J TAYLOR & JEN						
GRANTEE: JENNIFER LEE TAYLOR						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0040	BARN, POLE	0	100	0	0		1.00	0.00	100	2013
2	0060	CARPORT F	0	100	0	0		1.00	0.00	100	2013
3	9945	Well/Sept	0	100	0	0		1.00	7,000.00	100	2013
4	0169	FENCE/WOOD	0	100	0	0		1.00	0.00	100	2015
5	0040	BARN, POLE	0	100	30	40		1,200.00	3.50	100	2015
6	0081	DECKING WI	0	100	0	0		1.00	1,500.00	100	2026
7	0261	PRCH, UOP	0	100	0	0		1.00	3,000.00	100	2026
8	0252	LEAN-TO W/	0	100	0	0		1.00	1,800.00	100	2026

TOTAL OB/XF												21,350			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	0200	C	MBL HM	100		A-1	0.00	0.00	8.08	AC	1.00				

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S27 E56 N27\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
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	8.08	AC	1.00	1.00	1.00	8,000.00	8,000.00	64,640								