N 36 A OF NW1/4 OF SW1/4.
535-580, DC 979-379, WD 1253-114

WILLIAMS PERRY/WILLIAMS BRANDI
11491 N CR 250
WELLBORN, FL 32094

2026

24-5S-15-00473-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24515.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	216,000
TOTAL MARKET VALUE	16,020
SOH/AGL Deduction	0
ASSESSED VALUE	16,020
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,020
TOTAL JUST VALUE	216,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	162,000

XFOB:2:1: GUERDON MH
BLDG:2:1: GUERDON MH
XFOB:1:1: TRINITY MH
BLDG:1:1: TRINITY MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12685	M H	125	06/20/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1377/0635	1/25/2019	WD	U	I	19	100,800
GRANTOR: TAMMIE C WARREN PR FO						
GRANTEE: PERRY & BRANDI WILL						
1253/1147	4/05/2013	WD	Q	I	01	210,000
GRANTOR: FRANCISEA EDGE						
GRANTEE: GARY WARREN						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	36.00	AC		1.00	1.00	1.00	445.00	445.00	16,020							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	36.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	216,000							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 36.00 Total Land Value: 16,020 Market: 216,000 Agricultural: 16,020 Common: 0 PRINTED 06/09/2026 BY SYS