

COMM NW COR OF NE1/4, S 1324.45  
 COR OF SW1/4 OF NE1/4, E 668.52  
 616.03 FT FOR POB, E 631.58 FT T

FULLER AINSLEY/FULLER STANISLAVA  
 13860 WELLINGTON TRCE  
 WELLINGTON, FL 33414

2026

25-5S-16-03710-004



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 4,000 TOTAL LAND VALUE - MARKET 110,000 TOTAL MARKET VALUE 114,000 SOH/AGL Deduction 5,500 ASSESSED VALUE 108,500 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 108,500 TOTAL JUST VALUE 114,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 95,000											
																				DOR CODE 0700 MISC IMPROVED MAP NUM MKT AREA 02 NEIGHBORHOOD/LOC 25516.00 1.00/ AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1495/1308 7/21/2023 WD U V 34 0 GRANTOR: BLUE SKY TIMBER-LAND GRANTEE: DAWKINS RONALD L 1495/1311 7/20/2023 WD Q V 01 135,000 GRANTOR: DAWKINS RONALD L GRANTEE: FULLER AINSLEY											
																				BLD DATE LGL DATE XF DATE LAND DATE 05/06/2026 MLU INC DATE AG DATE											
TOTALS																				363 SW LANDRUM, LAKE CITY											
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	9946	Well	0 0	0 0	1.00	UT	4,000.00	4,000.00	100	2026	2025		100	4,000																	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0000	C	VAC RES	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							