W1/2 OF NW1/4 EX 20.56 AC
DESC ORB 870-260,
WD 1008-1650.

COLLINS WILLIAM R/COLLINS JOANNE N
P O BOX 870
WELLBORN, FL 32094

2027

26-2S-15-00107-002

BUILDING CHARACTERISTICS

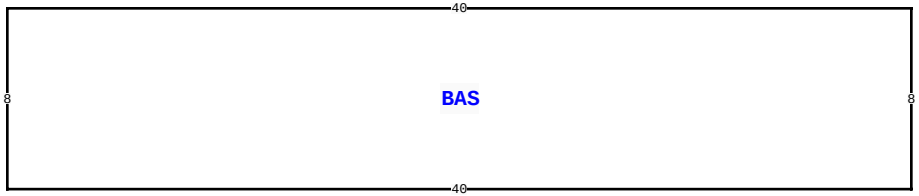
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	26215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100		320	17,350
TOTALS	320			320	17,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	320	106.0000	98.58	31,546	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2006 Heated Area: 320 HX Base Yr 2006



447 NW BERMUDA PL, WELLBORN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	05/15/2022 SPF

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	0296	SHED METAL	0	100	12	24	288.00	UT	7.00	7.00	100	2005	2005	3	100	2,016	
2	0296	SHED METAL	0	100	12	24	288.00	UT	7.00	7.00	100	2005	2005	3	100	2,016	
3	0030	BARN,MT	0	0	30	50	1,500.00	UT	12.00	12.00	100	2007	2007	3	100	18,000	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		17,350
TOTAL MARKET OB/XF VALUE		29,032
TOTAL LAND VALUE - MARKET		325,820
TOTAL MARKET VALUE		67,145
SOH/AGL Deduction		12,491
ASSESSED VALUE		54,654
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		29,654
TOTAL JUST VALUE		372,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,389

SALE:1:2: CO

SALE:3:1: PART OF LAND DESC IN SUWANNEE COUNTY

SALE:2:1: FORECLOSURE (SOME IN SUWANNEE CO)

SALE:1:1: PART OF THIS SALE WAS FOR ACREAGE IN SUW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22393	TR/TRAILER	150	10/15/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1008/1650	1/30/2004	WD	Q	I	01	0
GRANTOR: RAY VINCENT						
GRANTEE: WILLIAMM R & JOANNE						
0847/1067	6/30/1997	WD	Q	I	01	195,000
GRANTOR: CLERK OF COURT						
GRANTEE: RAY VINCENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S8 E40 N8$.

LAND DESCRIPTION

TOTAL OB/XF 29,032

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			0.00	0.00	1.00	AC		1.00	1.00	0.80	5,500.00	4,400.00	4,400							
2	6200	A	PASTURE 3	0			0.00	0.00	58.44	AC		1.00	1.00	1.00	280.00	280.00	16,363							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	58.44	AC		1.00	1.00	1.00	5,500.00	5,500.00	321,420							

REVIEW DATE 12/01/2022 BY KS Total Acres: 59.44 Total Land Value: 20,763 Market: 321,420 Agricultural: 16,363 Common: 4,400 PRINTED 11/17/2026 BY SYS