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THE ORCHARD PROPERTIES LLC
PO BOX 529
LAKE CITY, FL 32056

2026

34-3S-16-02483-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	MISC COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.00	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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,500
TOTAL LAND VALUE - MARKET	9,680
TOTAL MARKET VALUE	17,180
SOH/AGL Deduction	0
ASSESSED VALUE	17,180
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,180
TOTAL JUST VALUE	17,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	17,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1286/1721	12/19/2014	WD	U	I	17	1,000,000
GRANTOR: FORREST G WELLING JR						
GRANTEE: THE ORCHARD PROPERT						
1112/0394	2/28/2007	WD	Q	I		790,000
GRANTOR: JANICE M WOOD						
GRANTEE: FORREST G WELLING J						

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	0	50	30	1,500.00	UT	5.00	5.00	100	2008	2008	3	100	7,500	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	1001	C	MISC COMMERC	0			0.00	0.00	0.16	AC		1.00	1.00	1.00	60,500.00	60,500.00	9,680							

REVIEW DATE 05/31/2023 BY KS Total Acres: 0.16 Total Land Value: 9,680 Market: 0 Agricultural: 0 Common: 9,680 PRINTED 05/08/2026 BY SYS