THAT PART OF THE FOLLOWING DESC
WITHIN COLUMBIA COUNTY: COMM SE
SW1/4, RUN N 876.5 FT FOR POB, R

TORRESE MARK J SR
130 NW HOBBIT GLN
WELLBORN, FL 32094

2027

35-2S-15-00111-111

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG

MAP NUM | MKT AREA 01

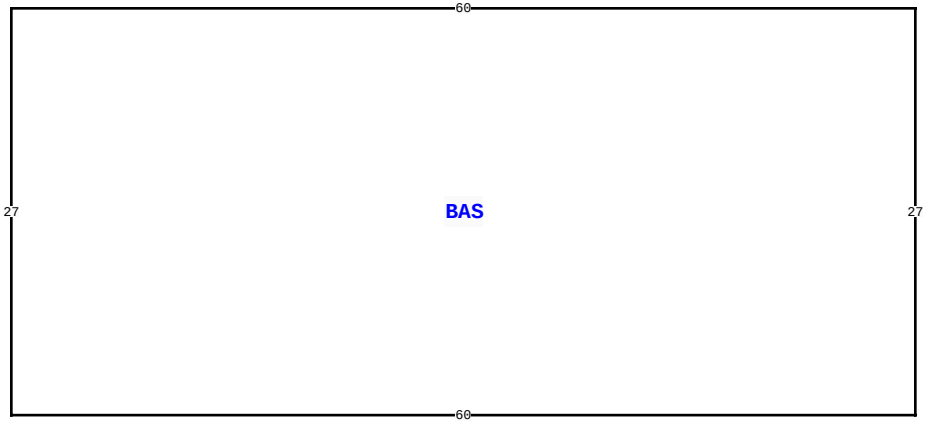
NEIGHBORHOOD/LOC 35215.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	97,698
TOTALS	1,620			1,620	97,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	117.9000	109.65	177,633	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 0% - 2024 Heated Area: 1620 HX Base Yr 2024



130 NW HOBBIT GLN, WELLBORN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	07/13/2022 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1974	1974	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,200	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
7	0030	BARN,MT	0	100	30	64	1.00	UT	30,000.00	30,000.00	100	2023	2022		100	30,000	
8	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		193,739
TOTAL MARKET OB/XF VALUE		48,600
TOTAL LAND VALUE - MARKET		94,050
TOTAL MARKET VALUE		264,262
SOH/AGL Deduction		0
ASSESSED VALUE		264,262
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		212,851
TOTAL JUST VALUE		336,389
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19445	M H	125	04/18/2002
19446	M H	125	04/18/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/24	1/24/2023	QC	U	I	11	100
GRANTOR: TORRESE JOHN C						
GRANTEE: TORRESE MARK J SR						
0916/1975	12/20/2000	WD	Q	V	03	165,400
GRANTOR: MICHAEL & DONNA PARSO						
GRANTEE: JOHN C & ERIC S TOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 48,600

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	1.00	9,500.00	9,500.00	9,500							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	7.90	AC		1.00	1.00	1.00	370.00	370.00	2,923							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	7.90	AC		1.00	1.00	1.00	9,500.00	9,500.00	75,050							
4	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							

REVIEW DATE 12/30/2022 BY JD Total Acres: 9.90 Total Land Value: 21,923 Market: 75,050 Agricultural: 2,923 Common: 19,000 PRINTED 11/17/2026 BY SYS

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WITHIN COLUMBIA COUNTY: COMM SE
SW1/4, RUN N 876.5 FT FOR POB, R

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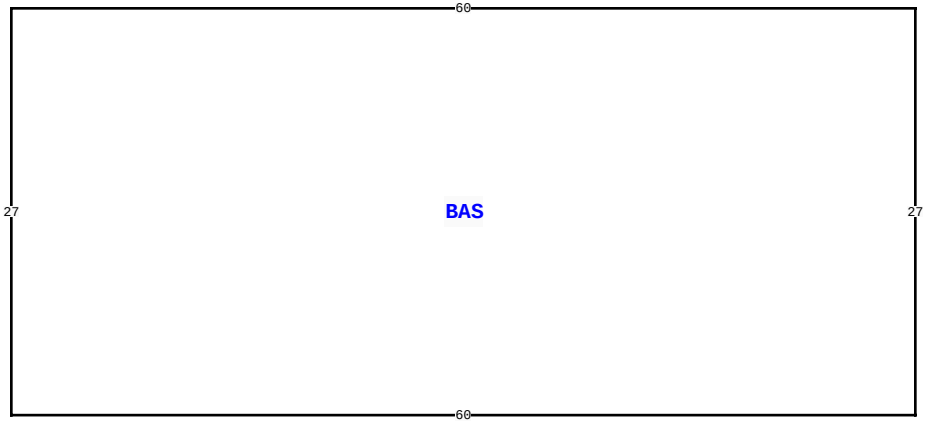
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Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	35215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	96,041
TOTALS	1,620			1,620	96,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	115.9000	107.79	174,620	2002	2007	0	0	0	45.00	55.00

2 MANUF 1 100% - 2024 Heated Area: 1620 HX Base Yr 2024



130 NW HOBBIT GLN, WELLBORN

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COLUMBIA COUNTY PROPERTY

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BUILDING DIMENSIONS

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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

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