

COMM AT NW COR OF SEC, S 254.52
R 250 NE ALONG R/W 286.66 FT, S
FT, S 280 FT TO POB, CONT S 714.

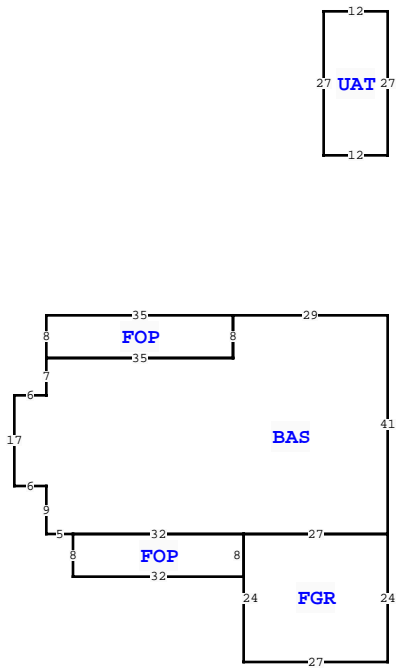
HUNT DYLAN W/HUNT BRANDY W
10314 NW LAKE JEFFERY RD
WELLBORN, FL 32094

2026

12-3S-15-00165-008
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BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	19 COMMON BRK 80
Exterior Wall	05 AVERAGE 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	11 CLAY TILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,995	96.9570	108.59	325,227	2005	2005	0	0	21.00	79.00	
1 SINGLE FAM			100% - 2006	Heated Area: 2446			HX Base Yr 2006					



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	0100	SINGLE FAMILY		01	11315.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	2,446	100		2,446	209,833		
FGR	648	55		356	30,540		
FOP	256	30		77	6,605		
FOP	280	30		84	7,206		
UAT	324	10		32	2,745		
TOTALS	3,954			2,995	256,929		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1		3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		256,929		
TOTAL MARKET OB/XF VALUE		3,600		
TOTAL LAND VALUE - MARKET		41,256		
TOTAL MARKET VALUE		301,785		
SOH/AGL Deduction		88,955		
ASSESSED VALUE		212,830		
TOTAL EXEMPTION VALUE		51,411		
BASE TAXABLE VALUE		161,419		
TOTAL JUST VALUE		301,785		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		305,200		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23330	SFR	704	06/28/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/1869	1/08/2026	LE	U	I	14	100
GRANTOR: HUNT DYLAN H						
GRANTEE: HUNT DYLAN H						
1044/2970	4/28/2005	WD	Q	V	03	100
GRANTOR: ALLBRITTON						
GRANTEE: HUNT						

EXTRA FEATURES															10314 NW LAKE JEFFERY RD, WELLBORN	
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	0166	CONC, PAVMT	0	100	0	640.00	UT	2.50	2.50	100	2005	2005	3	100	1,600	
2	0120	CLFENCE 4	0	100	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
3	0020	BARN, FR	0	100	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,500	

BLD DATE		LGL DATE	
		04/07/2025	MLU

BUILDING NOTES	
BAS=[ORIG=0,0] W29 S8 W35 S7 W6 S17 E6 S9 E5 E32 E27 N41 \$	
FGR=[ORIG=-27,41] S24 E27 N24 W27 \$	
UAT=[ORIG=0,-30] N27 W12 S27 E12 \$	
POP=[ORIG=-29,0] W35 S8 E35 N8 \$	
POP=[ORIG=-59,41] S8 E32 N8 W32 \$	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100			0.00	0.00	7.64	AC		1.00	1.00	0.60	9,000.00	5,400.00	41,256							