

SW1/4 OF NE1/4 & N1/2 OF NE1/4 0
OF NW1/4 OF SE1/4 & SE1/4 OF NW1
PART OF THE ABANDONED UNION PARK

DEMAS THOMAS T
P O BOX 1933
LAKE CITY, FL 32056

2026

02-3S-15-00138-000



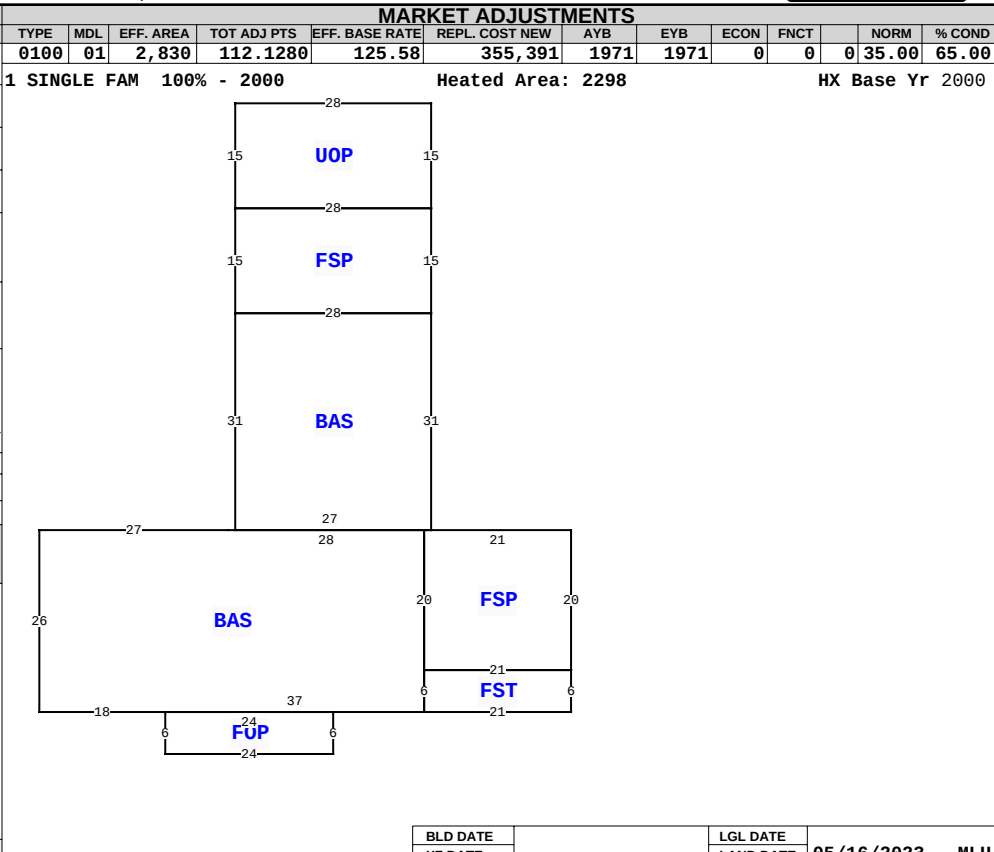
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	5000IMPROVED AG	
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	868	100		868	70,852
BAS	1,430	100		1,430	116,726
FOP	144	30		43	3,510
FSP	420	40		168	13,713
FSP	420	40		168	13,713
FST	126	55		69	5,632
UOP	420	20		84	6,857
TOTALS	3,828			2,830	231,004

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00
2	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00
3	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00
4	0020	BARN, FR	0	100	0	0	1.00	UT	0.00
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00
6	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
7	0285	SALVAGE	0	100	0	0	1.00	UT	0.00
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	33.00
3	5500	A	TIMBER 2	0			0.00	0.00	80.00
4	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	6.00
5	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	119.00



1755 NW UNION PARK RD, WELLBORN									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					05/16/2023 MLU				
					07/15/2022 SPF				

TOTAL OB/XF									
6,200									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	33.00
3	5500	A	TIMBER 2	0			0.00	0.00	80.00
4	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	6.00
5	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	119.00

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		231,004	
TOTAL MARKET OB/XF VALUE		6,200	
TOTAL LAND VALUE - MARKET		546,000	
TOTAL MARKET VALUE		286,694	
SOH/AGL Deduction		107,402	
ASSESSED VALUE		179,292	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		128,570	
TOTAL JUST VALUE		777,204	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		777,204	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8365	M H	75	05/11/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0891/1524	10/26/1999	CT	Q	I	01
GRANTOR: CLERK OF COURT (F/C 0					286,000
GRANTEE: THOMAS DEMAS					
0720/0420	5/22/1990	WD	U	I	0
GRANTOR: BROWNING ETC					
GRANTEE: THOMAS EAGLE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W27 S26 E18 FOP= S6 E24 N6W24\$ E37 FST= E21 N6 W21 S6\$ N6E21 FSP= N20 W21 S20 E21\$ W21 N20 BAS= E1 N31 FSP= N15 UOP= N15 W28 S15 E28\$ W28 S15 E28\$ W28 S31 E27\$ W28\$.									