BEG SE COR OF SEC, N 1324.48
FT TO NE COR OF SE1/4 OF SE1/4
W 1008.24 FT, SE 1341.67 FT TO

POTTER KATELYN C/POTTER TODD M
1411 NW UNION PARK RD
WELLBORN, FL 32094

2026

02-3S-15-00139-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

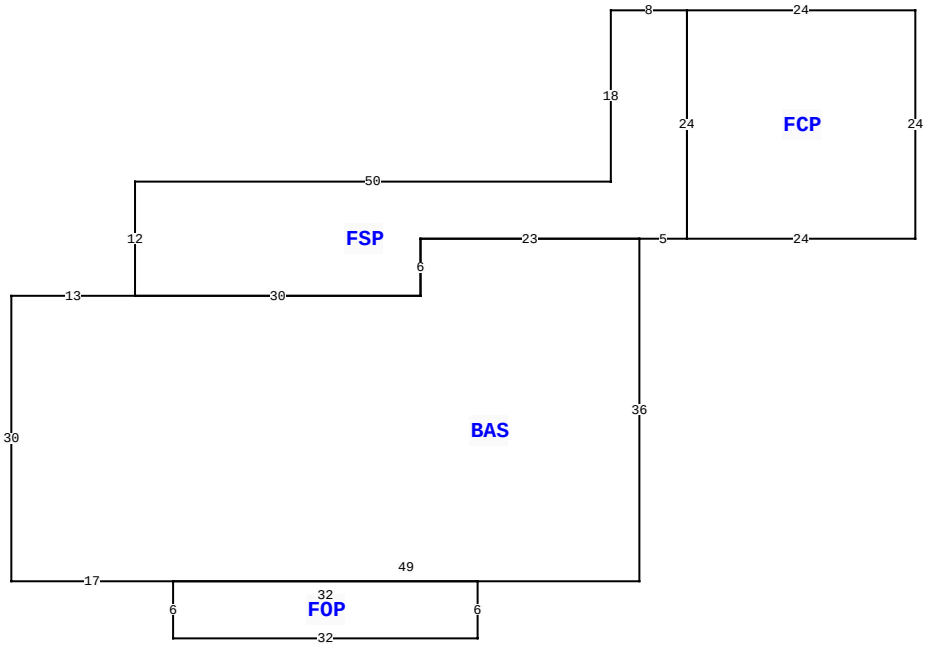
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2315.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,118	100		2,118	273,383
FCP	576	25		144	18,587
FOP	192	30		58	7,486
FSP	672	40		269	34,722
TOTALS	3,558			2,589	334,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,589	125.2636	140.30	363,237	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2018 Heated Area: 2118 HX Base Yr 2018



1411 NW UNION PARK RD, WELLBORN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	07/15/2022 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		334,178
TOTAL MARKET OB/XF VALUE		5,880
TOTAL LAND VALUE - MARKET		165,540
TOTAL MARKET VALUE		356,752
SOH/AGL Deduction		114,026
ASSESSED VALUE		242,726
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		192,004
TOTAL JUST VALUE		505,598
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		509,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35189	SFR	1,223	04/17/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1333/1148	3/13/2017	WD	U	V	11	100

GRANTOR: MARK VAUGHAN CROW
GRANTEE: KATELYN C POTTER &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S30 E17 FOP= S6 E32 N6 W32$ E49 N36 FSP= E5 FCP= E24 N24 W24 S24$ N24 W8 S18 W50 S12 E30 N6 E23$ W23 S6 W30$.

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	2017	2017	3	100	1,200	
2	0166	CONC,PAVMT	0	100	5	24	120.00	UT	2.00	2.00	100	2017	2017	3	100	240	
3	0031	BARN,MT AE	0	100	20	20	400.00	UT	9.00	9.00	100	2017	2017	3	100	3,600	
4	0252	LEAN-TO W/	0	100	14	20	280.00	UT	1.50	1.50	100	2017	2017	3	100	420	
5	0252	LEAN-TO W/	0	100	14	20	280.00	UT	1.50	1.50	100	2017	2017	3	100	420	

LAND DESCRIPTION

TOTAL OB/XF 5,880

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	23.78	AC		1.00	1.00	1.00	445.00	445.00	10,582							
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	2.81	AC		1.00	1.00	1.00	40.00	40.00	112							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	26.59	AC		1.00	1.00	1.00	6,000.00	6,000.00	159,540							

REVIEW DATE 01/10/2023 BY KS Total Acres: 27.59 Total Land Value: 16,694 Market: 159,540 Agricultural: 10,694 Common: 6,000 PRINTED 10/03/2025 BY SYS