S1/2 OF NW1/4 OF SE1/4 LYING S & RD & S1/2 OF S1/2 OF NE1/4 OF SW OF UNION PARK RD, EX 5.0 AC DESC

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

2026

02-3S-15-00141-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1528 NW UNION PARK RD, WELLBORN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	29,550
TOTAL MARKET VALUE	30,050
SOH/AGL Deduction	0
ASSESSED VALUE	30,050
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,050
TOTAL JUST VALUE	30,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,050

SALE:1:1: 10 AC $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1249/1587	2/14/2013	CT	U	V	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: THOMAS T DEMAS						
1152/2255	6/19/2008	CT	Q	V	03	10,000
GRANTOR: CLERK OF COURT						
GRANTEE: THOMAS T DEMAS						

BUILDING NOTES

BUILDING DIMENSIONS

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 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	0700	C	MISC RES	0		00	0.00	0.00	1.97	AC		1.00	1.00	1.00	15,000.00	15,000.00	29,550							

REVIEW DATE 01/11/2023 BY KS Total Acres: 1.97 Total Land Value: 29,550 Market: 0 Agricultural: 0 Common: 29,550 PRINTED 10/03/2025 BY SYS