BEG SW COR OF SW1/4 OF NW1/4, N
FT, S 210 FT, W 210 FT TO POB.

DAWSON ANNE M
356 NW UNION PARK RD
WELLBORN, FL 32094

2026

11-3S-15-00154-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

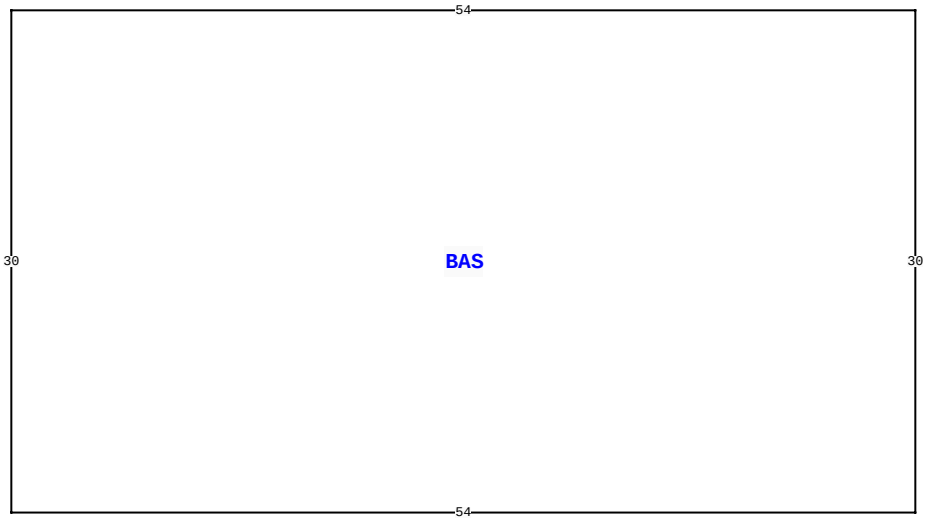
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	11315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	142,054
TOTALS	1,620			1,620	142,054

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	102.5100	96.36	156,103	2020	2020	0	0	0	9.00	91.00

2 MANUF 1 100% - 2000 Heated Area: 1620 HX Base Yr 2000



356 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		142,054
TOTAL MARKET OB/XF VALUE		15,190
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		172,244
SOH/AGL Deduction		68,727
ASSESSED VALUE		103,517
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		52,795
TOTAL JUST VALUE		172,244
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,366

SALE:3:1: $.70 STAMPS

SALE:2:1: NEED TO CHECK TO SEE IF BLDG REMOVED

SALE:1:1: 1 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38665	M H	375	09/27/2019
10501	M H	125	11/29/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1522/952	8/20/2024	QC	U	I	11	100
GRANTOR: DAWSON ROBERT W JR						
GRANTEE: DAWSON ANNE M						
1293/1426	4/28/2015	QC	U	I	11	100
GRANTOR: ROBERT W DAWSON SR						
GRANTEE: ROBERT W JR & ANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S30 E54 N30$.

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	0294	SHED WOOD/	0	100	23	30	660.00	UT	1.50	1.50	100	1996	1996	3	100	990	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
5	0020	BARN,FR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 15,190

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 01/24/2023 BY KS Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/19/2025 BY SYS