COMM SW COR OF NE1/4 OF SW1/4, R
E 539.27 FT FOR POB, RUN N 965.9
R/W LINE OF A CO GRADED RD, N 62

WARNER DEBRA
727 NW UNION PARK RD
WELLBORN, FL 32094

2026

11-3S-15-00157-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

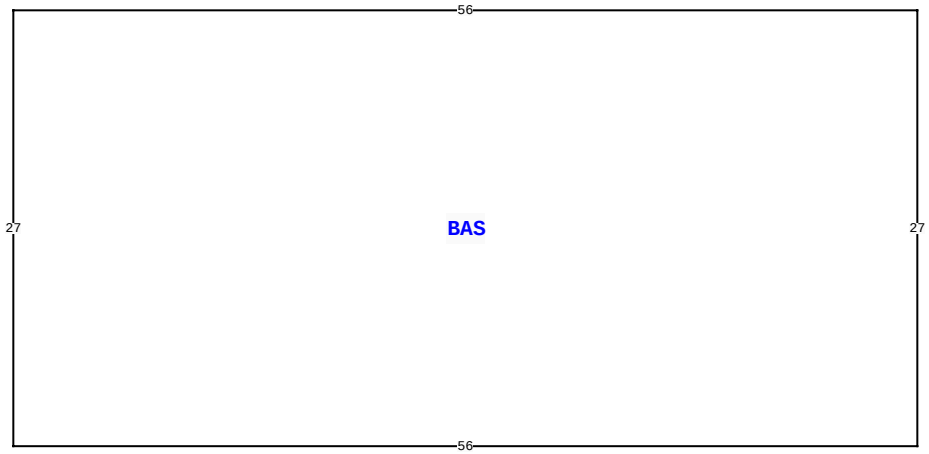
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
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	1,512	100		1,512	41,332
TOTALS	1,512			1,512	41,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	113.9000	68.34	103,330	1998	1998	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2014 Heated Area: 1512 HX Base Yr 2014



727 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		41,332
TOTAL MARKET OB/XF VALUE		9,750
TOTAL LAND VALUE - MARKET		46,750
TOTAL MARKET VALUE		97,832
SOH/AGL Deduction		32,377
ASSESSED VALUE		65,455
TOTAL EXEMPTION VALUE	HX HB DX	45,455
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		97,832
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,832

XFOB:4:1: VEGA M H
BLDG:1:1: VEGA MH
SALE:1:1: WELL/SEPTIC INCL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14806	M H	125	12/03/1998
14601	M H	125	10/08/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1271/1804	3/25/2014	PB	U	I	18	0
GRANTOR: CLERK OF COURT (DANIE						
GRANTEE: DANIEL A GROH & DEB						
1271/0853	3/19/2014	PB	U	I	18	100
GRANTOR: CLERK OF COURT (DANIE						
GRANTEE: DANIEL A GROH & DEB						

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	1998	1998	3	100	1,200	
2	0294	SHED WOOD/	0	100	20	30	600.00	UT	2.50	2.50	100	0	0	3	100	1,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	100.00	100.00	50	0	0	3	50	50	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,750

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	5.00	AC		1.00	1.00	0.85	11,000.00	9,350.00	46,750							

REVIEW DATE 01/24/2023 BY KS Total Acres: 5.00 Total Land Value: 46,750 Market: 0 Agricultural: 0 Common: 46,750 PRINTED 10/02/2025 BY SYS